

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR JUNE MEETING OF THE
PUEBLO CONSERVANCY DISTRICT ON JULY 11, 2000

DIRECTORS PRESENT: Sandstrom, Farley and Kelly.

ALSO PRESENT : Banner and Koester

The meeting was called to order at 7:30 a.m. on the above date, and the minutes of the June meeting were approved as prepared.

Treasurers report for June was approved as prepared. The following bills for July were approved for payment:

1859	United States Treasury-2nd Qtr 941	\$	82.62
1860	G. Sandstrom	Directors Fee	55.41
1861	K. Farley	Directors Fee	55.41
1862	P. Kelly	Directors Fee	55.41
1863	Banner	Legal Fee	300.00
1864	Engineer Koester	Eng/Admin Fee	480.00
		Rental Fees	100.00
1865	MBKD, pc	Bookkeeping Service	175.00
1866	Westplains Energy	Power at Runyon	90.00
1867	NorthStar Eng.	Eng Service/X-Road	281.13

The Board unanimously agreed to re-invest the \$100,000 at Minnequa Bank Certificate of Deposit No. 115439 that matured on July 7 into a three year certificate at 6.5%. The CD maturing on August 1 at First Union, will be offered to bid to obtain a 6 year Treasury or a 2 year CD for about \$100,000.

The Chairman of the Board then announced that Cynthia Ramu was scheduled to appear today to discuss the Painting-out of the onfederate flag on the levee, will not be present. Chairman Sandstrom indicated that he would visit with Ramu soon, and explain that the funds provided by this District a year ago, was thought to be used in part for any paint-out or paint-over of pieces discovered by Ramu or this Board that needed attention. The Board wants the flag piece removed as soon as possible.

The Board then reviewed the progress of the Railroad property trade and Koester indicated that boundary survey work is to be done by the Railroad on the parcel they are purchasing from this District within weeks. Regarding the Water Works transfer, Attorney Banner presented a Quit Claim Deed prepared by the Board of Water Works of Pueblo, and indicated that the trade of properties could now take place. The Board moved to swap deeds with the water works with the Water Works getting 2.266 acres adjacent to their treatment works, while this District will be getting 0.93 acres of side slope on the south side of the river adjacent to the old Railroad ROW, just below where Prairie Avenue dead-ends. There is no comparison of land values as this transaction was being done to place land in the possession of the party for its best use, ie. for treatment plant expansion of the Water Works in the flood plain and for open space control next to the trail system for this District outside the flood plain.

The Board reviewed the City of Pueblo resolution that modified some provisions of the HARP Agreement regarding water supply and as this District is signature to the Agreement, so approval is needed for the modifications that do not affect this District financially. The Board then unanimously agreed to approve Addendum No. 1 to the Agreement and have it signed by the President and Secretary on this date. (copy attached).

There being no further business, the meeting was adjourned at 8:20 a.m. The regular August meeting is scheduled for Wednesday August 9, 2000 at 7:30 a.m. at the District Office, 111 East 5th Street.

APPROVED;

Kathleen M. Farley
Patricia Kelly

[Signature]

THE PUEBLO CONSERVANCY DIST. ...GT

BOARD OF DIRECTORS
P. KELLY
K. FARLEY
G. SANDSTROM

111 EAST FIFTH STREET
544-5823
PUEBLO, COLORADO

MAILING ADDRESS:
P. O. BOX 234
PUEBLO, COLO. 81002

NOTICE OF AUGUST MEETING

DATE : August 9, 2000 (Wednesday)
TIME : 7:30 a.m.
PLACE : At Conference Room of NorthStar (District Office)
111 East 5th Street --

- A G E N D A -

1. Roll Call
2. Approval of Minutes of July meeting.
3. Treasurers Report for July 2000 (if available)
 - a. Approve bills for August
 - b. Consider Investment for 8/1 maturing instrument.
4. Old Business -
 - a. Hear report re: Cynthia Ramu on Confederate Flag painting activities.
 - b. Report on Union Pacific trade of property.
 - c. Review Peace Garden announcement
5. New Business -
6. Set date for September meeting.
7. Adjourn.

LAW OFFICES OF
BANNER, BUXMAN, KWITEK & OHLSEN
PROFESSIONAL CORPORATION

601 N. MAIN STREET, SUITE 200
P.O. BOX 1423
PUEBLO, COLORADO 81002-1423
(719) 544-5081
FAX: (719) 546-3457

DONALD J. BANNER
DARRIN L. BUXMAN
DOUGLAS J. KWITEK
MARK A. OHLSEN

JOSEPH D. BOWER
KATHY D. SHAPIRO

July 21, 2000

Ray Koester, Engineer
Pueblo Conservancy District
P.O. Box 234
Pueblo, CO 81002

Dear Ray:

Enclosed please find the original recorded Quit Claim Deed from the Board of Water Works to the Pueblo Conservancy District recorded July 17, 2000, under Reception No. 1342066.

Very truly yours,



Donald J. Banner

DJB:skb

enclosure



1342066 07/17/2000 04:09P QUIT Chris C. Munoz
1 of 2 R 10.00 D 0.00 Pueblo Cty Clerk & Rec

QUITCLAIM DEED

THIS DEED, Made this 16th day of June, 2000, between PUEBLO, a Municipal Corporation, for the use and benefit of the Board of Water Works of Pueblo, Colorado, pursuant to Article 15 of the Charter, Grantor, and THE PUEBLO CONSERVANCY DISTRICT of the County of Pueblo and State of Colorado, Grantee, whose legal address is P.O. Box 234, Pueblo, Colorado 81002.

WITNESSETH, That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, to the said Grantor in hand paid by the said Grantee, the receipt whereof is hereby confessed and acknowledged, has remised, sold, conveyed and quitclaimed, and by these presents does remise, sell, convey and quitclaim unto the Grantee, its successors and assigns forever, all of the real property, together with improvements, if any, situate, lying and being in the County of Pueblo and State of Colorado, described as follows:

See Exhibit A attached and incorporated.

Saving, reserving and excepting, however, to said Grantor, its successors and assigns, the perpetual right and easement to construct, reconstruct, maintain, operate and repair pipes and pipe lines for the carrying of water over, under, upon, along and across said real property, together with the right of ingress to and egress from said real property for the foregoing purposes, and also to make temporary openings in fences to permit such ingress and egress. Grantor shall have the right to remove objects interfering with the construction, maintenance, operation, control and use of said water pipes.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the Grantor, either in law or in equity, to the only proper use, benefit and behoof of the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

PUEBLO, a Municipal Corporation,
for the use and benefit of the
BOARD OF WATER WORKS OF PUEBLO,
COLORADO, pursuant to Article 15 of
the Charter

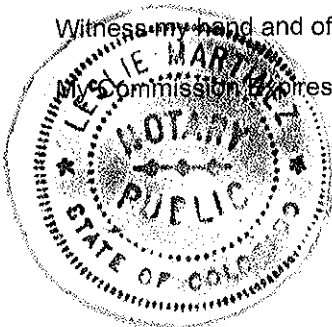
Attest: Jerry D. Cantrees By: John C. Hameel

STATE OF COLORADO)
) ss
COUNTY OF PUEBLO)

SUBSCRIBED AND SWORN TO before me this 16th day of June, 2000, by
Alan C. Hamel

Witness my hand and official seal.

My Commission Expires: 9/13/2001



Leslie Martinez
Notary Public



1342066 07/17/2000 04:09P QUIT Chris C. Munoz
2 of 2 R 10.00 D 0.00 Pueblo Cty Clerk & Rec

EXHIBIT A

LAND DESCRIPTION:

A parcel of land being a portion of Lot 2, Block 9 in Uplands Park, in the town of Bessemer, now a part of the City of Pueblo, according to the recorded plat thereof, filed for record February 19, 1886 and a portion of the abandoned D. & R. G. W. Railroad right-of-way lying North of and immediately adjacent thereto in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 34, Township 20 South, Range 65 West of the 6th P.M. and being more particularly described as follows:

Considering the East line of the NE $\frac{1}{4}$ of Section 34, Township 20 South, Range 65 West of the 6th P.M. to bear N. $00^{\circ}11'29''$ W. and all bearings contained herein being relative thereto.

Commencing at the Southeast corner of said Lot 2; thence N. $00^{\circ}11'29''$ W., along the East line of said Lot 2 and along the said East line of the NE $\frac{1}{4}$, a distance of 859.97 feet to the True Point of Beginning of the parcel of land herein described; thence S. $88^{\circ}01'11''$ W., a distance of 253.58 feet; thence N. $00^{\circ}00'00''$ E., a distance of 123.27 feet to the centerline of the said abandoned D. & R. G. W. Railroad right-of-way; thence Northeasterly, along said centerline, along the arc of a curve to the left whose center bears N. $16^{\circ}07'53''$ W. and whose radius is 2707.04 feet, a distance of 267.36 feet to the said East line of the NE $\frac{1}{4}$; thence S. $00^{\circ}11'29''$ E., along said East line, a distance of 201.35 feet to the Point of Beginning.

Containing 0.930 acres.

Prepared by: NORTHSTAR ENGINEERING AND SURVEYING, INC.
111 E. 5th Street
Pueblo, Colorado 81003

May 11, 2000

JN 86 127 01

QUITCLAIM DEED

THIS DEED, Made this 16th day of June, 2000, between PUEBLO, a Municipal Corporation, for the use and benefit of the Board of Water Works of Pueblo, Colorado, pursuant to Article 15 of the Charter, Grantor, and THE PUEBLO CONSERVANCY DISTRICT of the County of Pueblo and State of Colorado, Grantee, whose legal address is P.O. Box 234, Pueblo, Colorado 81002.

WITNESSETH, That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, to the said Grantor in hand paid by the said Grantee, the receipt whereof is hereby confessed and acknowledged, has remised, sold, conveyed and quitclaimed, and by these presents does remise, sell, convey and quitclaim unto the Grantee, its successors and assigns forever, all of the real property, together with improvements, if any, situate, lying and being in the County of Pueblo and State of Colorado, described as follows:

See Exhibit A attached and incorporated.

Saving, reserving and excepting, however, to said Grantor, its successors and assigns, the perpetual right and easement to construct, reconstruct, maintain, operate and repair pipes and pipe lines for the carrying of water over, under, upon, along and across said real property, together with the right of ingress to and egress from said real property for the foregoing purposes, and also to make temporary openings in fences to permit such ingress and egress. Grantor shall have the right to remove objects interfering with the construction, maintenance, operation, control and use of said water pipes.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the Grantor, either in law or in equity, to the only proper use, benefit and behoof of the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

PUEBLO, a Municipal Corporation,
for the use and benefit of the
BOARD OF WATER WORKS OF PUEBLO,
COLORADO, pursuant to Article 15 of
the Charter

Attest Terry O'Connell By:

STATE OF COLORADO)
) ss
COUNTY OF PUEBLO)

SUBSCRIBED AND SWORN TO before me this 16th day of June, 2000, by
Alan C. Hamel

Witness my hand and official seal.

My Commission Expires: 9/13/2001

Lealie Martinez
Notary Public

EXHIBIT A

LAND DESCRIPTION:

A parcel of land being a portion of Lot 2, Block 9 in Uplands Park, in the town of Bessemer, now a part of the City of Pueblo, according to the recorded plat thereof, filed for record February 19, 1886 and a portion of the abandoned D. & R. G. W. Railroad right-of-way lying North of and immediately adjacent thereto in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 34, Township 20 South, Range 65 West of the 6th P.M. and being more particularly described as follows:

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Containing 0.930 acres.

Prepared by: NORTHSTAR ENGINEERING AND SURVEYING, INC.
111 E. 5th Street
Pueblo, Colorado 81003

May 11, 2000

JN 86 127 01



Board of Water Works of Pueblo, Colorado

319 W. 4th Street • P.O. Box 400 • Pueblo, Colorado 81002-0400 • 719/584-0250

June 16, 2000

Ray Koester, Engineer
Pueblo Conservancy District
P.O. Box 234
Pueblo, CO 81002

Subject: Quitclaim Deed / Pueblo Conservancy District

Dear Ray:

Enclosed is an executed quitclaim deed for Board-owned property on the north slope of Aberdeen Hill in the vicinity of Prairie Avenue and Lee Lane. At our monthly meeting on April 18, 2000, the Board of Directors authorized me to execute this deed. This land is part of the trade for District property located on the east side of the existing Whitlock Water Treatment facility, where the Board is undergoing an expansion project. This property the Board is deeding as our part of the exchange and in keeping with what we understand to be to the desires of the Pueblo Conservancy District, and specifically, you and board member, Gus Sandstrom. We look forward to receiving the quitclaim deed for the Conservancy District property located east of our Whitlock Water Treatment facility.

If you have any questions, please do not hesitate to call Terry Book, Director of Operations, 584-0233. On behalf of our Board and staff, we want to thank the Pueblo Conservancy District Board and you for the continued and outstanding cooperation, resulting in better service to the citizens of Pueblo.

Sincerely,

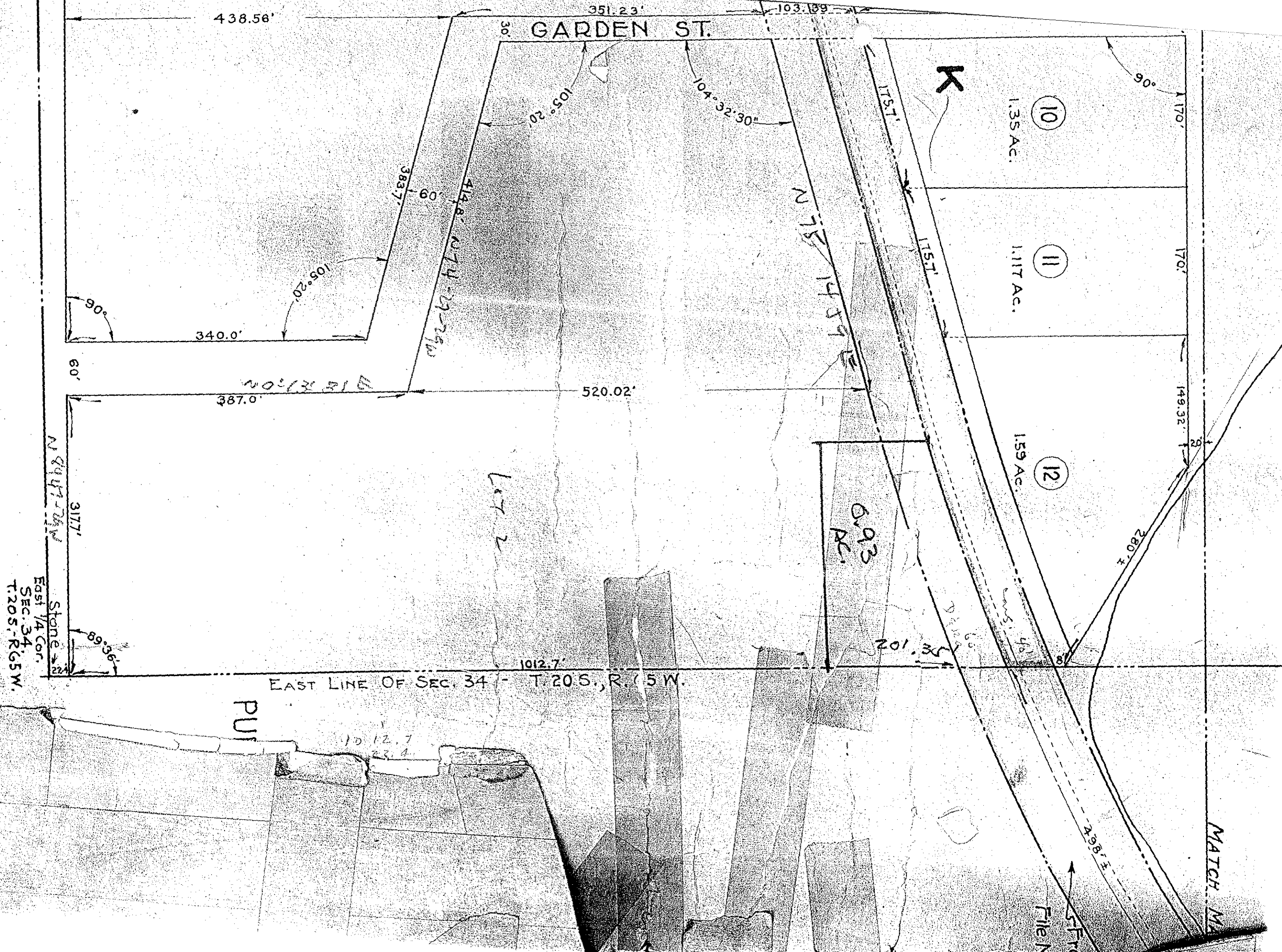
Alan C. Hamel
Executive Director

lkm

c: Terry Book

c: Patrick Garcia

Legal OK
Ray Koester
6-24-00



DRAWING NO. 1062.

DRAWING NO. 10-10-10

UNKNOWN ENG. CO. CHIEF ENGINEER

LAW OFFICES OF
BANNER, BUXMAN, KWITEK & OHLSEN
PROFESSIONAL CORPORATION

601 N. MAIN STREET, SUITE 200
P.O. BOX 1423
PUEBLO, COLORADO 81002-1423
(719) 544-5081
FAX: (719) 546-3457

DONALD J. BANNER
DARRIN L. BUXMAN
DOUGLAS J. KWITEK
MARK A. OHLSEN

JOSEPH D. BOWER
KATHY D. SHAPIRO

July 14, 2000

Mr. Alan C. Hamel, Executive Director
Board of Water Works
P.O. Box 400
Pueblo, CO 81002-0400

Dear Alan:

Pursuant to your letter of June 16th to Ray Koester, I am enclosing herewith the original signed Quit Claim Deed from the Pueblo Conservancy District to Pueblo, a Municipal Corporation, for the use and benefit of the Board of Water Works of Pueblo. This is the 2.266 acre parcel that we have exchanged for the .930 acre parcel of land.

The Board of Directors of the Pueblo Conservancy District want to thank the Board of Water Works and your office for your continued cooperation in mutually beneficial projects.

Very truly yours,



Donald J. Banner

DJB:skb

enclosure

c: Ray Koester w/encl.

*Jerry Boock
Bl of water
atty: Matton*

QUIT CLAIM DEED

THIS DEED, Made this 11th day of July, ~~19~~²⁰⁰⁰, between

THE PUEBLO CONSERVANCY DISTRICT

of the County of Pueblo and State of Colorado, grantor(s), and

PUEBLO, a Municipal Corporation,
for the use and benefit of the Board of Water Works of Pueblo, Colorado,
pursuant to Article 15 of the Charter

whose legal address is 319 W. 4th Street, Pueblo, CO 81003

of the County of Pueblo and State of Colorado, grantee(s),

WITNESSETH, That the grantor(s), for and in consideration of the sum of One Dollar and other good and valuable consideration -----DOLLARS the receipt and sufficiency of which is hereby acknowledged, has remised, sold, conveyed and QUIT CLAIMED, and by these presents does remise, release, sell, convey and QUIT CLAIM unto the grantee(s), their heirs, successors and assigns, forever, all the right, title, interest, claim and demand which the grantor(s) has in and to the real property, together with improvements, if any, situate, lying and being in the County of Pueblo and State of Colorado, described as follows:

See attached Exhibit A

Also known by street and number as:

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the grantor(s), either in law or equity, to the only proper use, benefit and behoof of the grantee(s), their heirs and assigns forever.

IN WITNESS WHEREOF, The grantor(s) has executed this deed on the date set forth above.

THE PUEBLO CONSERVANCY DISTRICT
[Signature] President

STATE OF COLORADO)
) ss
COUNTY OF PUEBLO)

~~19~~²⁰⁰⁰ The foregoing instrument was acknowledged before me this 11 day of July, by G.F. SANDSTROM as PRESIDENT of THE PUEBLO CONSERVANCY DISTRICT.

Witness my hand and official seal.

My commission expires 10/11/2001.

[Signature]
Notary Public

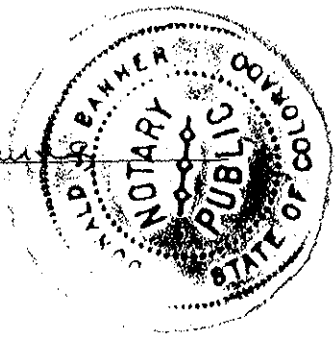


EXHIBIT A

LAND DESCRIPTION:

A portion of Adee, Chamberlin and Wiley's Subdivision, Second Filing, according to the recorded plat thereof, filed for record March 23, 1889 and being more particularly described as follows:

All of Lots 10,11,12, and 13 in Block 41

AND

All of Lots 10,11,12 and 13 and all of Lots 30,31,32 and 33 in Block 40

AND

All of Lots 10,11,12 and 13 and all of Lots 30,31,32 and 33 in Block 35

AND

All of Lots 30,31,32 and 33 in Block 34

AND

All of the vacated alleys in Blocks 34,35 and 40 adjacent thereto

AND

All of vacated 7th, 8th and 9th Streets adjacent thereto.

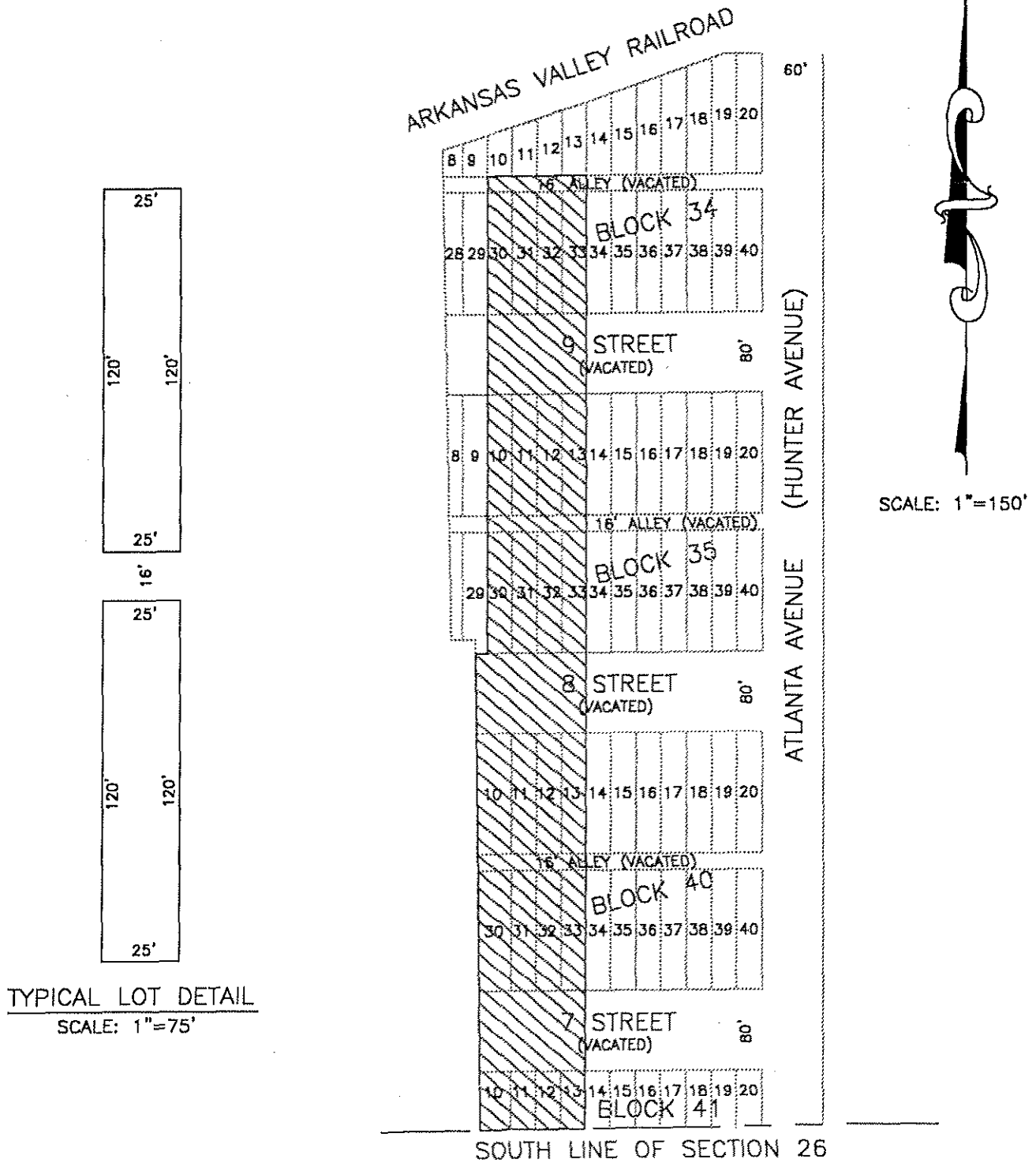
Containing 2.266 acres, more or less.

Prepared by: NORTHSTAR ENGINEERING AND SURVEYING, INC.
111 E. 5th Street
Pueblo, Colorado 81003

November 9, 1999

JN 99 048 00

EXHIBIT



THE PUEBLO CONSERVANCY DISTRICT<

ACCOUNTS PAYABLE - - -

July Accounts Payable to Approve 07-11-00

1859	United States Treasury 2nd Qtr. Form 941	\$	82.62
1860	G. Sandstrom Directors Fee (July) (81)		55.41
1861	K. Farley Directors Fee (July) (81)		55.41
1862	P. Kelly Directors Fee (July) (81)		55.41
1863	Banner Legal Fee (July) (80)		300.00
1864	Engineer Koester Eng/Admin (July) (83)		400.00
	Rental of Stor and Mtg (97)		100.00
1865	MBKD, PC Bookeepg Service (Jun) (90)		175.00
1866	Westplains Energy Power at Runyon (105)		90.00
1867	NorthStar Eng. Eng. Fees/Road work (110) and Paving-Insp (Jun)		281.13
TOTAL		\$	1,594.98

THE PUEBLO CONSERVANCY DISTRICT