

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR APRIL MEETING OF THE
PUEBLO CONSERVANCY DISTRICT ON APRIL 15, 2003

DIRECTORS PRESENT: Farley and Kelly with Sandstrom excused

ALSO PRESENT : Don Banner

The meeting was called to order at 7:30 a.m. on the above date with a quorum, Farley Chairing.

The minutes for March were reviewed and approved by a unanimous vote, and the Treasurers report for March was reviewed and approved to file. The following April bills were approved for payment:

2271	G. Sandstrom	Directors Fees	\$ 55.41
2272	K. Farley	Directors Fee	55.41
2273	P. Kelly	Directors Fee	55.41
2274	Banner	Legal Fees	300.00
2275	Engineer Koester	Eng/Admin Fee	400.00
		Rental Fees	100.00
2276	MBDG, pc	Bookkeeping Service	200.00
2277	Aquila	Power at Runyon	90.00
2278	US Treasury	1st Qtr - 941	82.62

No report on sales and progress with distribution of HARP books was made.

Mr. Banner reported on the revision to the agreement between HARP, the City of Pueblo and the District concerning the land transfer at Lake Elizabeth. A draft of the agreement will be forwarded to Mr. Sandstrom for review.

Mr. Banner reviewed with the directors a draft of the Lease Agreement with the Division of Wildlife that he had received yesterday. All of the changes requested by Mr. Banner had been approved the Division of Wildlife. They had requested that we delete the provision for a cost of living increase and merely write the existing lease with an increased annual rent of \$2,500 per year. It was moved, seconded and unanimously agreed upon to adopt the lease on behalf of the District. Mr. Banner was requested to forward the document on to Mr. Sandstrom for signature so that it could be forwarded on to the Division of Wildlife.

The directors discussed the fact that the District may be requested to consent to a resubdivision of the HARP project to reconfigure some of the lots held for commercial use.

Mr. Banner reported to the directors that Mr. Koester had indicated the District liability insurance had been cancelled effective

RECORD OF PROCEEDINGS

March 28th. Donald Learned with SCA Insurance advised Mr. Koester that the District should become members of the Special District of Colorado Property and Liability Pool and purchase its insurance through them. A proposal has been received by the District indicating a total annual premium would be in the amount of \$1,470, but the District would have to become a member of the pool to participate in the insurance. Mr. Koester indicated to Mr. Banner who communicated it to the Board that he believed the membership fee would be something in the neighborhood of \$400. It was moved, seconded and unanimously approved that the District join the Colorado Special Districts Property and Liability Pool and acquire its liability insurance from them. The board approved and authorized the directors to sign a Resolution, a copy of which is attached hereto, as well as the Intergovernmental Agreement for the Colorado Special Districts Property and Liability Pool. A copy of that Agreement shall be kept on file with the official records of the District. Following the meeting, Mr. Banner discovered that SCA Insurance had provided for the District to be covered from March 28, 2003, through Colorado Special Districts Property and Liability Pool, contingent on the District becoming a member. Mr. Banner has talked to the Colorado Special Districts & Liability Pool Director, and membership would cost approximately \$480 per year based on our expenditures, but the first year the membership dues are reduced 50% so the cost would be approximately \$240.

Mr. Banner advised the directors that Sam Vigil from the City of Pueblo Water Department in the Department of Public Works has requested a meeting with the members of the District on April 24th to go over plans for the construction of the waste water sewer line. Director Kelly agreed to contact Mr. Vigil and attend that meeting and report back to the Board.

The directors are aware of the fact that Engineer Ray Koesster had suffered medical problems that necessitated his absence from the meeting. The directors requested Mr. Banner to inquire of Mr. Koester as to whether or not he would recommend as an assistant engineer Kim Koch from NorthStar Engineering. The directors further instructed Mr. Banner to advise Mr. Koester that if he is unable to attend the next meeting of the board, that they recommend that Mr. Koch attend the board meeting to begin familiarizing himself with board business.

The directors then set the next meeting of the board for May 13th at 7:30 a.m. at NorthStar Engineering office. There being no further business, the meeting was adjourned.

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APPROVED:<

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G. F. Sandstrom, Director

Kathleen Farley, Director

Patricia Kelly, Director

PUEBLO CONSERVANCY
DISTRICT

NOTICE OF MAY MEETING

DATE : MAY 13, 2003 (TUESDAY) at 7:30 a.m.

PLACE : At NorthStar Engineering Conference Room
(PCD Office)
111 East 5th Street

- A G E N D A -

1. Roll Call
2. Approval of Minutes of April meeting
3. Treasurers Report for April 2003
 - a. Accept reports
 - b. Approve bills for May
4. Old Business-
 - a. Update on HARP History Book of the sales, etc.
 - b. Update on land transfer to HARP at Lake Elizabeth
 - c. Agree on procedure for possible HARP re-subdivision.
5. New Business -
7. Set date for June meeting.
8. Adjourn.

pcd00.bud

PUEBLO CONSERVANCY DISTRICT.<

ACCOUNTS PAYABLE - - - -

April Accounts Payable to Approve 04-15-03<

2271	G. Sandstrom	Directors Fee (Apr) (81)	55.41
2272	K. Farley	Directors Fee (Apr) (81)	55.41
2273	P. Kelly	Directors Fee (Apr) (81)	55.41
2274	BBK&O (Banner)	Legal Fee (Apr) (80)	300.00
2275	Engineer Koester	Eng/Admin (Apr) (83)	400.00
		Rental of Stor and Mtg (97)	100.00
2276	MBDG, PC	Bookeepg Serv (Mar) (90)	200.00
2277	AQUILA	Power at Runyon (105)	90.00
2278	U. S. Treasury	1st Qtr Form 941	82.62

PAYABLE TOTAL \$1,338.85

THE PUEBLO CONSERVANCY DISTRICT

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

111 EAST FIFTH STREET
544-6823
PUEBLO, COLORADO

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

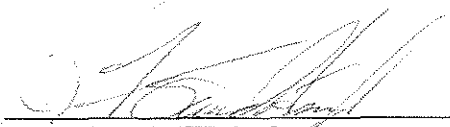
MINUTES OF SPECIAL MEETING APRIL 29, 2003

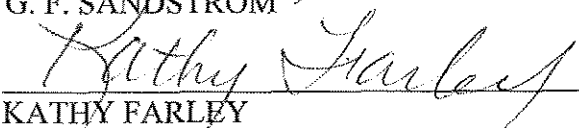
The Board of Directors of the Pueblo Conservancy District met in the offices of the District Attorney on April 29, 2003. The president of the Board announced that the public posting had been accomplished April 23, 2003 and called the meeting to order. The purpose of the special meeting was to hear a presentation concerning the schematic design phase of the HARP link.

Present with the Board were Mark Hess, the Executive Director of HARP, and Steven Meyer of the Pueblo Planning Office. Mr. Meyer presented the schematics of the proposed HARP links. Thereafter it was moved and seconded to approve the schematic design and move forward with the design for the third phase of the HARP link. The motion was unanimously carried.

The president then informed the Board that he has received the documents that had previously been approved for lease of land to the Department of Wildlife for Runyon Lake. The president also asked to ratify approval of his signature of the documents necessary for the transfer of land to the City of Pueblo, together with the agreement for the use of the land by HARP for parking. The motion was made and seconded to ratify approval of the signature of the documents for the HARP parking and the quitclaim deed to the City of Pueblo. The ratification approval was made by unanimous vote.

There being no further business to come before the Board, the meeting was adjourned.


G. F. SANDSTROM


KATHY FARLEY


PAT KELLY

PUEBLO CONSERVANCY DISTRICT
INVESTMENTS
DECEMBER 31, 2003

5/6/03 8:04 AM

<u>BROKER</u>	<u>DESCRIPTION</u>	<u>MATURITY DATE</u>	<u>RATE</u>	<u>PAR VALUE</u>	<u>BALANCE 12/31/02</u>	<u>ADDITIONS</u>	<u>MKT VALUE CHANGE</u>	<u>REDEMPTION SALES</u>	<u>BALANCE 12/31/03</u>	<u>INTEREST RECEIVED 12/31/03</u>
<u>CERTIFICATES</u>										
VECTRA BANK	CD#114728 dtd 5/21/02, Int. Paid Semi-Ann	5/21/04	3.250%	80,000.00	80,000.00				80,000.00	-
VECTRA BANK	CD#115371 dtd 5/18/99, Int. Comp Qtly	5/18/03	5.000%	150,000.00	178,553.56	2,250.27			180,803.83	2,250.27
VECTRA BANK	CD#116196 dtd 7/7/00, Int. Paid Qtly	7/7/03	6.750%	100,000.00	100,000.00				100,000.00	3,365.75
FNB-COLO	CD#100011368 dtd 2/5/01, Int. Comp Annually	2/5/04	6.000%	100,000.00	106,000.00	6,360.00	-	-	112,360.00	6,360.00
TOTAL CERTIFICATES					464,553.56	8,610.27	-	-	473,163.83	11,976.02
<u>CASH ACCOUNTS</u>										
VECTRA BANK	Money Market Account				2,057.39	29,234.79			31,292.18	11.34
PIPER JAFFRAY	Money Market Account				23,401.07	232,686.67		256,092.74	(5.00)	38.13
DAIN RAUSCHER	Cash & Money Market Account				-	-		-	-	-
WACHOVIA SEC.	Evergreen Money Mkt Fund				144.66	109,187.81	-	105,695.63	3,636.84	28.05
TOTAL CASH ACCOUNTS WITH BROKERS					25,603.12	371,109.27	-	361,788.37	34,924.02	77.52
<u>INVESTMENTS</u>										
COLOTRUST	Acct. 7081 - PLUS		6.240%		145,000.00	-	-	-	145,000.00	865.79
TOTAL COLOTRUST					145,000.00	-	-	-	145,000.00	865.79
WACHOVIA SEC.	T-NOTE	8/15/04	6.000%	100,000.00	107,395.00		(1,082.50)	106,312.50	-	2,847.26
	FNMA 03-17 ME REMIC MULTICLASS CMO	3/25/33	5.500%	105,000.00	-	105,262.50	(786.43)	214.78	104,261.29	48.12
	FEDERAL NATL MTG ASSN	11/8/10	6.000%	100,000.00	101,349.00	-	(946.00)	-	100,403.00	-
TOTAL WACHOVIA SEC.					208,744.00	105,262.50	(2,814.93)	106,527.28	204,664.29	2,895.38
PIPER JAFFRAY	GNMA POOL #24920	6/15/08	8.250%		14,405.73		(20.38)	352.09	14,033.26	370.11
	FEDL NATL MTG ASSN INVT NOTES B/E	3/13/09	5.250%	130,000.00	130,893.75		(893.75)	130,000.00	-	2,275.00
	FEDL HOME LN MTG CORP FREDDIENOTES B/E	8/15/08	5.000%	100,000.00	100,375.00		(375.00)	100,000.00	-	1,708.35
	FEDL NATL MTG ASSN INVT NOTES B/E	8/20/10	4.000%	100,000.00	-	100,000.00	(10.00)	-	99,990.00	(49.44)
	FEDL NATL MTG ASSN INVT NOTES B/E	6/24/11	4.000%	130,000.00	-	130,005.00	-	-	130,005.00	
	FHLMC #170217	3/1/17	8.000%		24,460.48	-	(1,310.20)	2,296.45	20,853.83	640.81
TOTAL PIPER JAFFRAY					270,134.96	230,005.00	(2,609.33)	232,648.54	264,882.09	4,944.83
TOTAL INVESTMENTS					623,878.96	335,267.50	(5,424.26)	339,175.82	614,546.38	8,706.00
TOTAL ALL ACCOUNTS					1,114,035.64	714,987.04	(5,424.26)	700,964.19	1,122,634.23	20,759.54



740 Thatcher Building
P. O. BOX 918
Pueblo, CO 81002-0918
Phone (719) 543-0516
Fax (719) 544-2849

ACCOUNTANTS' COMPILATION REPORT

Board of Directors
The Pueblo Conservancy District
Pueblo, Colorado

We have compiled the accompanying balance sheet -general fund only of The Pueblo Conservancy District as of April 30, 2003 and December 31, 2002, and the related comparative statement of revenue and expenditures – actual and budget – general fund for the one month and four months ended April 30, 2003, and the twelve months ended December 31, 2002, in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants.

A compilation is limited to presenting in the form of financial statements information that is the representation of management. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them.

Management has elected to omit substantially all of the disclosures required by generally accepted accounting principles. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, these financial statements are not designed for those who are not informed about such matters.

McPherson, Breyfogle, Daveline & Goodrich PC

May 5, 2003

PUEBLO CONSERVANCY DISTRICT
BALANCE SHEET - GENERAL FUND ONLY
APRIL 30, 2003 AND DECEMBER 31, 2002

Jan 12,000 + 180,000 @ Vectra or had the June

4/30/03

12/31/02

ASSETS

VECTRA BANK CHECKING	\$ 2,676	\$ 6,407
VECTRA BANK MONEY MARKET	31,292	2,057
BROKERAGE MONEY MARKET ACCOUNTS	3,632	23,546
VECTRA BANK CERTIFICATE OF DEPOSITS	360,804	358,553
FNB COLORADO CERTIFICATE OF DEPOSIT	112,360	106,000
COLOTRUST INVESTMENT	145,000	145,000
WACHOVIA SECURITIES INVESTMENT	204,664	208,744
PIPER JAFFRAY INVESTMENT	264,882	270,135
ACCRUED INTEREST	15,293	15,293
BOOK INVENTORY	6,429	7,229
TOTAL ASSETS	<u>\$ 1,147,032</u>	<u>\$ 1,142,964</u>

*(7) Quire
Done
25,000*

LIABILITIES AND FUND EQUITY

ACCOUNTS PAYABLE	\$ -	\$ 286
PAYROLL TAXES PAYABLE	14	110
TOTAL LIABILITIES	<u>14</u>	<u>396</u>
RESERVE FOR EMERGENCIES	6,000	6,000
DESIGNATED FOR SUBSEQUENT YEAR'S EXPENDITURES	74,090	96,840
UNDESIGNATED	1,066,928	1,039,728
TOTAL FUND EQUITY	<u>1,147,018</u>	<u>1,142,568</u>
TOTAL LIABILITIES AND FUND EQUITY	<u>\$ 1,147,032</u>	<u>\$ 1,142,964</u>

SEE ACCOUNTANTS' COMPILATION REPORT

PUEBLO CONSERVANCY DISTRICT
COMPARATIVE STATEMENT OF REVENUE AND EXPENSES -
ACTUAL AND BUDGET - GENERAL FUND
FOR THE ONE AND FOUR MONTHS ENDED APRIL 30, 2003
AND THE TWELVE MONTHS ENDED DECEMBER 31, 2002

	ACTUAL				
	CURRENT MONTH	YEAR TO DATE	2003 BUDGET	UNUSED BUDGET	2002 ACTUAL
REVENUES					
INTEREST INCOME					
CERTIFICATES OF DEPOSIT	\$ 3,915	\$ 11,976	\$ 30,000	\$ 18,024	\$ 24,600
COLOTRUST	272	866	8,000	7,134	3,218
MONEY MARKET ACCOUNTS	61	77	4,000	3,923	490
DAIN RAUCHER	-	-	-	-	521
WACHOVIA SECURITIES	481	2,895	12,000	9,105	11,667
PIPER JAFFRAY	1,218	4,945	6,000	1,055	13,232
UNREALIZED GAINS (LOSSES)	(3,736)	(5,424)	-	5,424	2,645
TOTAL INTEREST INCOME	2,211	15,335	60,000	44,665	56,373
LEASE PAYMENTS	-	-	500	500	-
OTHER INCOME	-	1,040	8,000	6,960	600
COST OF SALES	-	(800)	(4,000)	(3,200)	(461)
TOTAL REVENUES	\$ 2,211	\$ 15,575	\$ 64,500	\$ 48,925	\$ 56,512
EXPENDITURES					
80 LEGAL FEES	\$ 300	\$ 1,200	\$ 3,600	\$ 2,400	\$ 3,600
81 DIRECTORS FEES	180	720	3,000	2,280	2,340
82 FICA TAXES	41	41	240	199	179
83 ENGINEER/ADMINISTRATIVE	400	1,600	4,800	3,200	4,800
90 AUDIT & BOOKKEEPING	200	600	2,100	1,500	2,400
92 INSURANCE/BONDS	-	-	2,000	2,000	1,878
96 OFFICE EXPENSE	-	22	650	628	381
97 OFFICE RENT	100	400	1,200	800	1,200
100 PROFESSIONAL FEES	-	50	5,000	4,950	4,740
103 TRAVEL	-	-	500	500	-
105 REPAIRS & MAINTENANCE	90	6,492	45,000	38,508	10,040
108 CONTINGENCIES	-	-	500	500	-
109 EMERGENCY REPAIR	-	-	20,000	20,000	-
110 CAPITAL IMPROVEMENTS	-	-	25,000	25,000	-
111 PLANNING & DEVELOPMENT	-	-	25,000	25,000	-
112 HARP - O & M	-	-	-	-	55,000
113 SALES TAX	-	-	-	-	21
TOTAL EXPENDITURES	1,311	11,125	138,590	127,465	86,579
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	\$ 900	\$ 4,450	\$ (74,090)	\$ (78,540)	\$ (30,067)

SEE ACCOUNTANTS' COMPILATION REPORT

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
WWW.PUEBLOLAWYERS.COM

April 28, 2003

DONALD J. BANNER
DARRIN L. BUXMAN
DOUGLAS J. KWITEK
MARK A. OHLSEN
JOSEPH D. BOWER
J. E. CHOSTNER
KATHY D. SHAPIRO

Gene Y. Michael, Wastewater Director
City of Pueblo Wastewater Department
211 E. "D" Street
Pueblo, CO 81003

Re: Pueblo Conservancy District

Dear Mr. Michael:

With regard to the Easement and Right-of-Way, which you forwarded to me on April 9th, please be advised as follows:

1. In the first sentence of the third paragraph, the phrase ". . . and the right to use so much of the adjoining property of Grantor for said purposes" should be deleted.
2. The second sentence in the third paragraph should be amended to read as follows:

"The Grantor reserves the right to use and occupy the Property to maintain or improve the Arkansas River channel for flood control purposes."

3. The last sentence of Paragraph 3, which begins "Such reservation. . ." should be deleted. If it really had to happen that some form of permanent structure had to be established on the easement to protect the channel from flooding, we have to retain that right.
4. The fourth paragraph of the Easement and Right-of-Way should be deleted. The District will not warrant the title. If the City wants to purchase title insurance for that purpose, that would be acceptable.
5. The last paragraph should be amended to read as follows:

"To the extent authorized by law, Grantee shall indemnify and hold harmless Grantor from any and all claims, expenses,

liabilities, loss or damage to property, or injury to or death of persons caused by or arising out of the construction, installation, replacement, maintenance, control, and repair of the sanitary sewer within the easement and right-of-way hereby granted except such injury or damage as may be caused by the negligence of Grantor, its officers, agents, or employees."

Please note that I am sending a copy of this to Tom Jagger for his consideration. If you have further questions, please do not hesitate to contact me.

Very truly yours,



Donald J. Banner

DJB/tr

cc: Raymond F. Koester, Pueblo Conservancy District Engineer ✓
Thomas E. Jagger, City Attorney

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

601 N. MAIN STREET, SUITE 200
P. O. BOX 1423
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January 31, 2003

DONALD J. BANNER
DARRIN L. BUXMAN
DOUGLAS J. KWITEK
MARK A. OHLSEN
JOSEPH D. BOWER
J. E. CHOSTNER
KATHY D. SHAPIRO

Patricia D. Kelly
125 Ironweed Drive
Pueblo, CO 81001

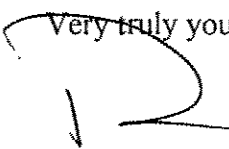
Re: Pueblo Conservancy District

Dear Pat:

Enclosed please find a copy of Judge Maes' Order for Reappointment, reappointing you as a Director of the Pueblo Conservancy District until March 19, 2008. Congratulations!

If you should have any questions, please do not hesitate to contact me.

Very truly yours,



Donald J. Banner

DJB/tr

Enclosure

cc: Ray Koester w/ Enclosure ✓

DISTRICT COURT, PUEBLO COUNTY, COLORADO Court address: 320 W. 10th St., Pueblo, CO 81003 Phone number: (719) 583-7125 (Information)	
IN THE MATTER OF THE PUEBLO CONSERVANCY DISTRICT.	▲ COURT USE ONLY ▲
Donald J. Banner, #3026 Banner, Buxman, Kwitek & Ohlsen, P.C. Attorneys for the Pueblo Conservancy District 601 N. Main St., Suite 200 Pueblo, CO 81003 (719) 544-5081	Case No. 17664 Div. No. B
ORDER FOR REAPPOINTMENT	

THIS MATTER coming before the Court for the reappointment of a Director, and the Court being advised that Patricia D. Kelly was initially appointed as a Director of the Pueblo Conservancy District on March 23, 1978 and has continued to serve in the capacity as Director from that date and is willing to continue to serve as Director of the District, and that Patricia D. Kelly is a resident of Pueblo County and an owner of real property within the Pueblo Conservancy District, whose current term expires March 19, 2003.

IT IS THEREFORE ORDERED that the Court reappoints Patricia D. Kelly as Director of the Pueblo Conservancy District for a term of five years commencing March 19, 2003 and expiring March 19, 2008.

DATED this 25th day of January, 2003.

BY THE COURT

 District Judge

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
WWW.PUEBLOLAWYERS.COM

April 24, 2003

DONALD J. BANNER
DARRIN L. BUXMAN
DOUGLAS J. KWITEK
MARK A. OHLSEN
JOSEPH D. BOWER
J. E. CHOSTNER
KATHY D. SHAPIRO

VIA FEDERAL EXPRESS

Robert A. McCarty
Habitat Section
Colorado Division of Wildlife
6060 Broadway
Denver, CO 80216

Re: Pueblo Conservancy District Lease

Dear Bob:

Pursuant to your request, enclosed please find seven duplicate original copies of the proposed Lease Agreement with Pueblo Conservancy District. Please return a fully executed copy to me.

Very truly yours,



Donald J. Banner

DJB/tr

cc: Raymond F. Koester ✓

PUEBLO CONSERVANCY DISTRICT.<

ACCOUNTS PAYABLE - - - -

May Accounts Payable to Approve 05-13-03

2279	Special Districts of CO	Member Dues	(96)	\$	228.00
2280	G. Sandstrom	Directors Fee	(May) (81)		55.41
2281	K. Farley	Directors Fee	(May) (81)		55.41
2282	P. Kelly	Directors Fee	(May) (81)		55.41
2283	BBK&O (Banner)	Legal Fee	(May) (80)		300.00
2284	Engineer Koester	Eng/Admin (May) (83)			400.00
		Rental of Stor and Mtg (97)			100.00
2285	MBDG, PC	Bookeepg Serv	(Apr) (90)		200.00
2286	AQUILA	Power at Runyon	(105)		90.00

PAYABLE TOTAL \$1,484.23

Land Use Administration

211 East D Street
Pueblo, CO 81003
719-543-6006 (Phone)
719-543-0572 (Fax)
719-584-0800 (TTY)
www.Pueblogov.com

Glynis A. Jordan, AICP, Director
Todd Ahlenius, Sr. Planner - Land Use
Vacant - Land Use Planner
Marlene Cordova, Land Use Tech.
Manuel Rivera, Clerk



March 12, 2003

NOTICE OF HEARING OF APPLICATION FOR VARIANCE OF ZONING ORDINANCE

The notice that at a regular meeting to be held at 7:00 P.M., on the 25th day of March, 2003, in the City Council Chambers, 2nd Floor, City Hall, Pueblo, Colorado, the Zoning Board of Appeals will hear the application of

JOJINO PARTNERSHIP,

for a variance of the Zoning Ordinance (Title XVII, Chapters 1 thru 6, of the Code of Ordinances, City of Pueblo) as the same affects the property situate in the City of Pueblo, County of Pueblo and State of Colorado, legally described as:

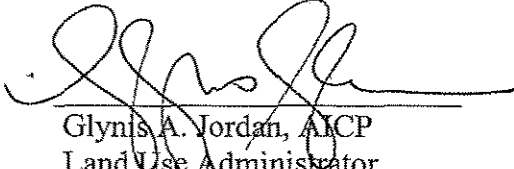
**LOTS 7 + 8 BLK 1 WAYLAND PL SUB OF BLK R, SOUTH PUEBLO ALSO VAC ALLEY BY
PLAT #1339242 & LOTS 5 + 6 TOWNSENDS SUB OF LOTS 15 + 16 BLK 4 COMSTOCK PL
SUB OF BLK U, SOUTH PUEBLO,**

and commonly known as:

211 EAST PIERCE AVENUE.

Application has been made for a variance to permit the construction of an office building that would encroach into the required 25' front yard setback and into the required 15' rear yard setback.

Any person may appear before the Zoning Board of Appeals at the time and place stated above to be heard on the proposed variance. Refer to Case # 36-03.


Glynis A. Jordan, AICP
Land Use Administrator
543-6006

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
WWW.PUEBLOLAWYERS.COM

April 15, 2003

DONALD J. BANNER
DARRIN L. BUXMAN
DOUGLAS J. KWITEK
MARK A. OHLSEN
JOSEPH D. BOWER
J. E. CHOSTNER
KATHY D. SHAPIRO

Gene Y. Michael, Wastewater Director
City of Pueblo Wastewater Department
211 E. "D" Street
Pueblo, CO 81003

Re: Pueblo Conservancy District

Dear Mr. Michael:

Thank you for your correspondence of April 9, 2003. Would you please provide to me a copy of the January 23, 1978 Easement and Right-of-Way? You can fax it to me if you would like. I will look forward to receiving it from you.

Very truly yours,



Donald J. Banner

DJB/aks

cc:  Ray Koester

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

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April 17, 2003

DONALD J. BANNER
DARRIN L. BUXMAN
DOUGLAS J. KWITEK
MARK A. OHLSEN
JOSEPH D. BOWER
J. E. CHOSTNER
KATHY D. SHAPIRO

Gus F. Sandstrom, Jr.
District Attorney
201 W. 8th Street
Pueblo, CO 81003

Re: Pueblo Conservancy District

Dear Gus:

Enclosed is a copy of the draft of the minutes of the April 15th meeting. Also enclosed is a copy of the Lease Agreement as was approved by the Board on April 15th and seven signature pages that need to be signed by you as President. Enclosed is a check payable to your order for the directors fee.

Please return the signature pages to me as soon as possible. They need to be sent to the State. They have made all of the changes we requested. You can see from the minutes that rather than have a cost of living allowance, they increased the rent from \$1,920 per year to \$2,500 per year and told me that if utility costs get too bad, we can terminate the lease or give notice of termination pursuant to the provisions of paragraph 23 and in that process they will agree to increase the annual rental and keep the lease in place.

Concerning the insurance pool organization, enclosed is a copy of the Intergovernmental Agreement and Resolution that both need to be signed by you and returned to me. Also enclosed for your review are the revised HARP documents.

If you have any questions, please advise.

Very truly yours,

Donald J. Banner

DJB/pm Enclosures



McPherson,
Breyfogle,
Daveline &
Goodrich, PC
Certified Public Accountants

740 Thatcher Building
P. O. BOX 918
Pueblo, CO 81002-0918
Phone (719) 543-0516
Fax (719) 544-2849

ACCOUNTANTS' COMPILATION REPORT

Board of Directors
The Pueblo Conservancy District
Pueblo, Colorado

We have compiled the accompanying balance sheet -general fund only of The Pueblo Conservancy District as of March 31, 2003 and December 31, 2002, and the related comparative statement of revenue and expenditures – actual and budget – general fund for the one month and three month ended March 31, 2003, and the twelve months ended December 31, 2002, in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants.

A compilation is limited to presenting in the form of financial statements information that is the representation of management. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them.

Management has elected to omit substantially all of the disclosures required by generally accepted accounting principles. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, these financial statements are not designed for those who are not informed about such matters.

McPherson, Breyfogle, Daveline & Goodrich PC

April 7, 2003

PUEBLO CONSERVANCY DISTRICT
BALANCE SHEET - GENERAL FUND ONL
MARCH 31, 2003 AND DECEMBER 31, 2002

	<u>3/31/03</u>	<u>12/31/02</u>
ASSETS		
VECTRA BANK CHECKING	\$ 114	\$ 6,407
VECTRA BANK MONEY MARKET	31,282	2,057
BROKERAGE MONEY MARKET ACCOUNTS	102,556	23,546
VECTRA BANK CERTIFICATE OF DEPOSITS	358,554	358,553
FNB COLORADO CERTIFICATE OF DEPOSIT	112,360	106,000
COLOTRUST INVESTMENT	145,000	145,000
WACHOVIA SECURITIES INVESTMENT	206,292	208,744
PIPER JAFFRAY INVESTMENT	168,279	270,135
ACCRUED INTEREST	15,293	15,293
BOOK INVENTORY	<u>6,429</u>	<u>7,229</u>
 TOTAL ASSETS	 <u>\$ 1,146,159</u>	 <u>\$ 1,142,964</u>
LIABILITIES AND FUND EQUITY		
ACCOUNTS PAYABLE	\$ -	\$ 286
PAYROLL TAXES PAYABLE	<u>41</u>	<u>110</u>
 TOTAL LIABILITIES	 <u>41</u>	 <u>396</u>
RESERVE FOR EMERGENCIES	6,000	6,000
DESIGNATED FOR SUBSEQUENT YEAR'S EXPENDITURES	74,090	96,840
UNDESIGNATED	<u>1,066,028</u>	<u>1,039,728</u>
 TOTAL FUND EQUITY	 <u>1,146,118</u>	 <u>1,142,568</u>
 TOTAL LIABILITIES AND FUND EQUITY	 <u>\$ 1,146,159</u>	 <u>\$ 1,142,964</u>

SEE ACCOUNTANTS' COMPILATION REPORT

PUEBLO CONSERVANCY DISTRICT
COMPARATIVE STATEMENT OF REVENUE AND EXPENDITURES -
ACTUAL AND BUDGET - GENERAL FUND
FOR THE ONE AND THREE MONTHS ENDED MARCH 31, 2003
AND THE TWELVE MONTHS ENDED DECEMBER 31, 2002

	ACTUAL				
	CURRENT MONTH	YEAR TO DATE	2003 BUDGET	UNUSED BUDGET	2002 ACTUAL
REVENUES					
INTEREST INCOME					
CERTIFICATES OF DEPOSIT	\$ -	\$ 8,061	\$ 30,000	\$ 21,939	\$ 24,600
COLOTRUST	-	594	8,000	7,406	3,218
MONEY MARKET ACCOUNTS	-	16	4,000	3,984	490
DAIN RAUCHER	-	-	-	-	521
WACHOVIA SECURITIES	-	2,414	12,000	9,586	11,667
PIPER JAFFRAY	-	3,727	6,000	2,273	13,232
UNREALIZED GAINS (LOSSES)	(94)	(1,688)	-	1,688	2,645
TOTAL INTEREST INCOME	(94)	13,124	60,000	46,876	56,373
LEASE PAYMENTS	-	-	500	500	-
OTHER INCOME	-	1,040	8,000	6,960	600
COST OF SALES	-	(800)	(4,000)	(3,200)	(461)
TOTAL REVENUES	\$ (94)	\$ 13,364	\$ 64,500	\$ 51,136	\$ 56,512
EXPENDITURES					
80 LEGAL FEES	\$ 300	\$ 900	\$ 3,600	\$ 2,700	\$ 3,600
81 DIRECTORS FEES	180	540	3,000	2,460	2,340
82 FICA TAXES	-	-	240	240	179
83 ENGINEER/ADMINISTRATIVE	400	1,200	4,800	3,600	4,800
90 AUDIT & BOOKKEEPING	200	400	2,100	1,700	2,400
92 INSURANCE/BONDS	-	-	2,000	2,000	1,878
96 OFFICE EXPENSE	-	22	650	628	381
97 OFFICE RENT	100	300	1,200	900	1,200
100 PROFESSIONAL FEES	-	50	5,000	4,950	4,740
103 TRAVEL	-	-	500	500	-
105 REPAIRS & MAINTENANCE	6,169	6,402	45,000	38,598	10,040
108 CONTINGENCIES	-	-	500	500	-
109 EMERGENCY REPAIR	-	-	20,000	20,000	-
110 CAPITAL IMPROVEMENTS	-	-	25,000	25,000	-
111 PLANNING & DEVELOPMENT	-	-	25,000	25,000	-
112 HARP - O & M	-	-	-	-	55,000
113 SALES TAX	-	-	-	-	21
TOTAL EXPENDITURES	7,349	9,814	138,590	128,776	86,579
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	\$ (7,443)	\$ 3,550	\$ (74,090)	\$ (77,640)	\$ (30,067)

SEE ACCOUNTANTS' COMPILATION REPORT

PUEBLO CONSERVANCY DISTRICT.<

ACCOUNTS PAYABLE - - - -

April Accounts Payable to Approve 04-15-03<

2271	G. Sandstrom	Directors Fee (Apr) (81)	55.41
2272	K. Farley	Directors Fee (Apr) (81)	55.41
2273	P. Kelly	Directors Fee (Apr) (81)	55.41
2274	BBK&O (Banner)	Legal Fee (Apr) (80)	300.00
2275	Engineer Koester	Eng/Admin (Apr) (83)	400.00
		Rental of Stor and Mtg (97)	100.00
2276	MBDG, PC	Bookeepg Serv (Mar) (90)	200.00
2277	AQUILA	Power at Runyon (105)	90.00
2278	U. S. Treasury	1st Qtr Form 941	82.62

PAYABLE TOTAL \$1,338.85