

MINUTES OF THE MAY 17, 2006 REGULAR MEETING OF THE PUEBLO CONSERVANCY DISTRICT

Directors Present: Sandstrom; Haynes; Farley

Also Present: Counselor Don Banner; Administrator Rick Kidd

President Sandstrom called the Pueblo Conservancy District board meeting to order at 8:04 am.

With a quorum present, the Minutes of the April 11, 2006 Regular Meeting were reviewed. Farley moved to approve the Minutes. The Minutes were approved as posted.

Treasurer's Report:

The preliminary accountant's report for March final report was reviewed. April final was not available. Haynes moved to receive the March report. Motion passed

Bills – The following bills were posted for review and approval

\$ 225.00	MBD&G, Accountant fees
\$ 116.77	Aquila, Electricity
\$ 300.00	Don Banner, Attorney fees
\$ 400.00	Kidd Engineering, Administrator/Engineer fees
\$ 55.41	Sandstrom, Director's fee for February 2006
\$ 55.41	Haynes, Director's fee for February 2006
\$ 55.41	Farley, Director's fee for February 2006
\$ 70.00	Begg's Safe & Lock, Safe combination set
\$ 3260.00	Atkinson-Noland, Levee investigation – partial
\$ 1000.00	Atkinson-Noland, Levee investigation – final
\$ 750.00	Kidd Engineering, District boundary map
\$ 2202.00	First American Heritage Title, District ownership title work

Haynes moved to approve payment of the monthly bills. Motion passed

Kidd is to notify Joanne Cook that she needs to make arrangements for an alternate that will be able to prepare the final May report prior to the June 21 meeting.

Levee Certification – Sandstrom expressed a concern that the levee certification is for the benefit of the City, not the Conservancy District. The District's purpose is only for the maintenance of the levee, which was constructed by others. After discussion, it was agreed that Sandstrom is to prepare a letter that conveys this message to Dennis Maroney, Pueblo Drainage Engineer

Levee Painting - Cindy is teaching at the Pueblo School for the Arts and Sciences (PSAS) and this project is integrated in with other training. The goal is to try to get "new blood" with Youth for Public Service. Pueblo Levee Mural Project (PLMP) is also inviting past artists to come back in to repair their work and/or paint new features. They are hoping to develop this into an annual event. PLMP will require each artist or participant to sign a release form and will provide a copy to the District.

Special District Attorney - Banner presented an engagement agreement for Collins Cockrel and Cole. This agreement is to be reviewed by Sandstrom and Haynes.

CDOT Easement – Kidd presented a letter concerning CDOT's purchase of District property for the 4th Street Bridge relocation. CDOT will pay for one independent appraisal done to CDOT requirements. Sandstrom is to send a letter to CDOT, stating that based upon their initial assessment that the property will be valued at over \$5000 the District is not currently planning to

May 17, 2006 Minutes, Page 2 of 2

hire an independent appraiser. However, the District wants to retain the right to obtain an independent appraisal if we do not believe the CDOT appraisal is reasonable.

Purchase Proposal – The Board agreed that they will entertain an offer to sell a portion of their property between John Starr (751 South Santa Fe Avenue) and the levee. The District must, however, retain the right of access to maintain and repair the levee as needed. Banner is to contact Starr and notify him that the District is interested but we need to look at boundaries.

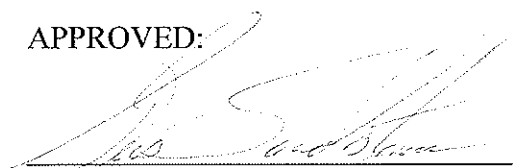
HARP and IGA – Sandstrom mentioned that the existing IGA is not being adhered to. The HARP Authority is not being brought into discussions on the commercial projects and negotiations. They are holding meetings with the City to determine if changes should be made in the IGA. Urban Renewal is bringing in a potential new project in the HARP area. There is currently an offer on every lot of the HARP project.

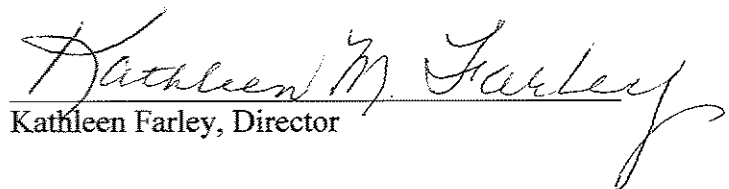
Ownership Map – Kidd estimates that it will take \$5000 to \$7000 to complete a detailed ownership and easement map, based on the title work done by First American Heritage. Farley moved to approve this expenditure. Motion passed.

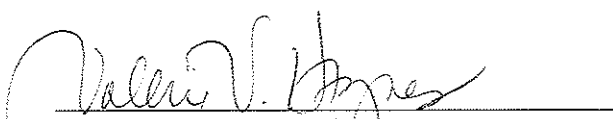
The next meeting will be held at the Southeastern Colorado Heritage Center on June 21 at 8:00 am.

There being no further business to come before the Board, the meeting was adjourned at 9:25 a.m.

APPROVED:


Gus Sandstrom, Director


Kathleen Farley, Director


Valerie V. Haynes, Director

THE PUEBLO CONSERVANCY DISTRICT

NOTICE OF MEETING

DATE: MAY 17, 2006 (Wednesday) AT 8:00 A.M.

PLACE: SOUTHEASTERN COLORADO HERITAGE CENTER,
201 WEST B STREET, PUEBLO, COLORADO

AGENDA

1. ROLL CALL
2. APPROVAL OF APRIL 11, 2006 MINUTES
3. TREASURER'S REPORT
 - a. APRIL 2006 ACCOUNTANT'S REPORT
 - b. PAYMENT OF BILLS
4. DISCUSSION OF CITY OF PUEBLO / FEMA MEETING – LEVEE CERTIFICATION
5. 4TH STREET BRIDGE CDOT RIGHT-OF-WAY
6. SANTA FE AVENUE PROPERTY PURCHASE OFFER
7. LEVEE PAINTING APPROVAL
8. HARP and IGA
9. OTHER BUSINESS AS MAY BE BROUGHT BEFORE THE BOARD
10. ADJOURNMENT

June meeting date is on the 21st.

PUEBLO CONSERVANCY DISTRICT

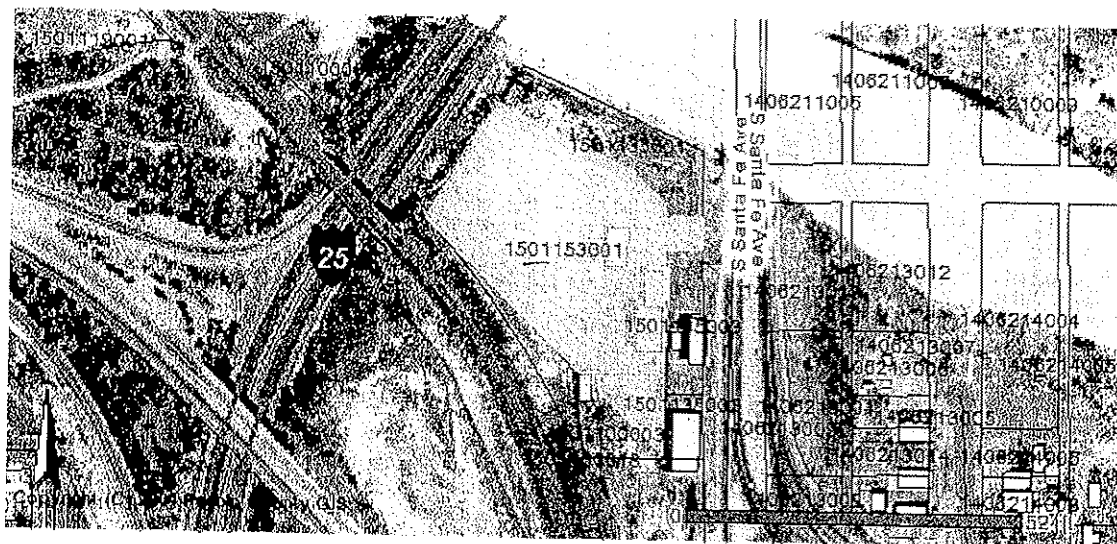
MAY 2006 - JUNE 2006

RECEIPTS

VENDOR	ITEM	AMOUNT
First Clearing, LLC	Interest Payment	\$ 1,398.33
First Clearing, LLC	Interest Payment	\$ 1,143.45
Piper Jaffray	Dividend/Interest	\$ 1,124.20
Wells Fargo - Colotrust	Dividend	\$ 103.23
First Clearing, LLC	Interest Payment	\$ 1,398.33
		\$ 5,167.54

DEBITS

VENDOR	ITEM	AMOUNT	CHECK	Code
MBDG, PC	Bookkeeping	\$ 225.00	3327	90
Aquila	Electrical Billing	\$ 116.77	3326	105
Don Banner -- BB&C, PC	Attorney Fees	\$ 300.00	3328	80
Don Banner -- BB&C, PC	Postage	\$ 19.32	XXXXXX	96
Kidd Engineering	Engineer/Admin Fees	\$ 400.00	3329	83
Kidd Engineering	Levee Certification Meeting	\$ 450.00	XXXXXX	105
Kidd Engineering	Postage	\$ 8.84	XXXXXX	96
Director Sandstrom	Fees	\$ 55.41	3330	81
Director Sandstrom	Photo Copies	\$ 24.74	XXXXXX	96
Director Sandstrom	Keys	\$ 4.61	XXXXXX	96
Director Farley	Fees	\$ 55.41	3331	81
Director Haynes	Fees	\$ 55.41	3332	81
Whitt Transfer & Storage	Move to Heritage Center	\$ 720.00	3333	97
US Postal Service	Box Rental - 12 months	\$ 132.00	3334	96
		\$ 2,567.51		



- 1981 purchase
- no access other than through his property.
- fenced since 1981
- 24,022 sq ft
- offered \$30000.



Pueblo County

Government

Online

Assessor Query | Step 4 of 4 | Assessor Property Information |

View Property in GIS

If you experience problems in using the identify property feature on the GIS map page, you may need to allow popups from the Pueblo County Website on your PC. Please refer to our [Browser Settings Help](#) document for additional information.

[Find Comparable Commercial Sales](#)

[View Property Card In PDF Format](#)

Schedule: 1501153001
Name(s): STARR JOHN III
Location Address: 751 S SANTA FE AVE PUEBLO CO 81006
Mailing Address: 751 S SANTA FE AVE PUEBLO CO 81006
Location Information: Neighborhood: N/A Analysis Area: 500 Tax District: 60B
Legal Description: LOT 1 STARR SUB
 FORMERLY LOTS 25 + 26 BLK 21 STANTON + SNYDER ALSO
 POR OF 1-21-65 (15011-00-001) + (15011-35-004)

	Area/Frontage	Depth	Unit	Abstract Code	Value	Assessed Value
Land Value Information	119528.64	0	S	IND LAND MANU/PROCESSING	22700	6580
Improvement Value Information				COMMERCIAL WAREHOUSE/STORAGE	23962	6950
				COMMERCIAL SPECIAL PURPOSE	6580	1910
				COMMERCIAL WAREHOUSE/STORAGE	76565	22200
Totals					129807	37640

Non-Residential Structure

1

Primary Use: WAREHOUSE

(Adjusted) Year Built: 1971

Building Area: 1050

Building Perimeter: 130

Stories: 1

Wall Height: 14

Total Basement Area: 0

Finished Basement Area: 0

Mezzanine Area: 0

Balcony Area: 0

Primary Occupancy: STORAGE WAREHOUSE
(100%)

Agricultural? no

Sprinklers? no

Secondary Occupancy:

Elevator? no

Building Class: Masonry

Non-Residential Structure 2

Primary Use: (not applicable)

Building Area: 1920

Stories: 1

Total Basement Area: 0

Mezzanine Area: 0

Primary Occupancy: STORAGE WAREHOUSE (100%)

Agricultural? no

Sprinklers? no

(Adjusted) Year Built: 1975

Building Perimeter: 184

Wall Height: 12

Finished Basement Area: 0

Balcony Area: 0

Secondary Occupancy:

Elevator? no

Building Class: Steel

Non-Residential Structure

3

Primary Use: WAREHOUSE

Building Area: 2880

Stories: 1

Total Basement Area: 0

Mezzanine Area: 0

Primary Occupancy: STORAGE WAREHOUSE
(100%)

Agricultural? no

Sprinklers? no

(Adjusted) Year Built: 1983

Building Perimeter: 224

Wall Height: 22

Finished Basement Area: 0

Balcony Area: 0

Secondary Occupancy:

Elevator? no

Building Class: Masonry

Current Tax Information:

Mill Levy Property Code Total Amount

93.615 REAL 3523.68

Additional Treasurer Information

Transfer History								
Sale Date	Amount	Reception	TYPE	CODE	Grantor	Grantee	Book	Page
03/31/82	165000	696779	WD			STARR JOHN III	2122	219



Pueblo County

Government

Online

Assessor Query | Step 4 of 4 | Assessor Property Information |

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[Find Comparable Land Sales](#)

[View Property Card In PDF Format](#)

Schedule: 1501135001

Name(s): CONS DIST

Mailing Address: 111 E 5TH ST PUEBLO CO 81003

Location Information: Neighborhood: 85 (SO PUE/GROVE/LAIBACH) Analysis Area: 0 Tax District: 60B

Legal Description: LOTS 9 TO 24 BLK 21 STANTON + SNYDER

	Area/Frontage	Depth	Unit	Abstract Code	Value	Assessed Value
Land Value Information	24022	0	S	POLITICAL-CONSERVANCY DIST	1130	0
Improvement Value Information					N/A	N/A
Totals					1130	0

.55 acre

No Improvement Records Available!

Current Tax Information:

No Tax Records Available!

Transfer History								
Sale Date	Amount	Reception	TYPE	CODE	Grantor	Grantee	Book	Page
N/A	0	889669				CONS DIST	0	0

RECORDED DOCUMENT GUARANTEE

SCHEDULE A (Continued)

Decree recorded July 8, 1925 at Reception No. 373087. (All of Blocks 15, 16, 17 & 18 of Stanton and Snyder's Subdivision Except portion sold to Pueblo County in Deed #898028 and All of Blocks 24 to 29, Stanton and Snyder's Subdivision)

Warranty Deed recorded June 17, 1924 at Reception No. 346851. (Lots 9 to 19 and Lots 21 to 30, Block 21, Lots 10 to 20 and Lots 28 to 37, Block 22, Lots 8 to 20 and Lots 28 to 40, Block 23, Lots 5 to 8 and Lot 25 to 28, Block 32, Lots 3 to 8, Lot 11, and Lots 21 to 34, Block 33, Stanton and Snyder's Subdivision)

Deed dated March 6, 1924 in Book 531 at page 555. (Lot 20, Block 21, Stanton and Snyder's Subdivision)

Deed dated February 28, 1924 in Book 531 at page 587. (Lots 38 to 40, Block 22, and Lots 21 and 22, Block 32, Stanton and Snyder's Subdivision)

All of Blocks 24 to 29, Stanton and Snyder's Subdivision/ (No Deed Found)

Quit Claim Deed dated January 31, 1924 in Book 574 at page 156. (Lots 1 to 3, Block 32, Stanton and Snyder's Subdivision)

Quit Claim Deed dated March 1, 1924 in Book 531 at page 552. (Lot 4, Block 32, Stanton and Snyder's Subdivision)

Deed dated March 5, 1924 in Book 531 at page 591. (Lots 23 and 24, Block 32, Stanton and Snyder's Subdivision)

Quit Claim Deed dated March 13, 1924 in Book 531 at page 590. (Lots 1 and 2, Block 33, Stanton and Snyder's Subdivision)

Deed dated February 27, 1924 in Book 531 at page 527. (Lot 9 and 10, Block 33, Stanton and Snyder's Subdivision)

Warranty Deed recorded January 13, 1928 in Book 672 at page 458 at Reception No. 416692. (Lots 12 and the North ½ of Lot 13, Block 33, Stanton and Snyder's Subdivision)

Warranty Deed recorded January 13, 1928 in Book 672 at page 457 at Reception No. 416691. (the South ½ of Lot 13 and all of Lot 14, Block 33, Stanton and Snyder's Subdivision)

Warranty Deed recorded January 13, 1928 in Book 672 at page 459 at Reception No. 416693. (Lots 35 and 36, Block 33, Stanton and Snyder's Subdivision)

Warranty Deed recorded January 13, 1928 in Book 672 at page 460 at Reception No. 416694. (Lots 37 to 40, Block 33, Stanton and Snyder's Subdivision)

No Deed Found(Blocks 34 to 39 Stanton & Snyder)

Decree recorded March 14, 1924 at Reception No. 340111. (Lots 3 to 5, Railey's Subdivision of Lot 3, Block "I", South Pueblo)

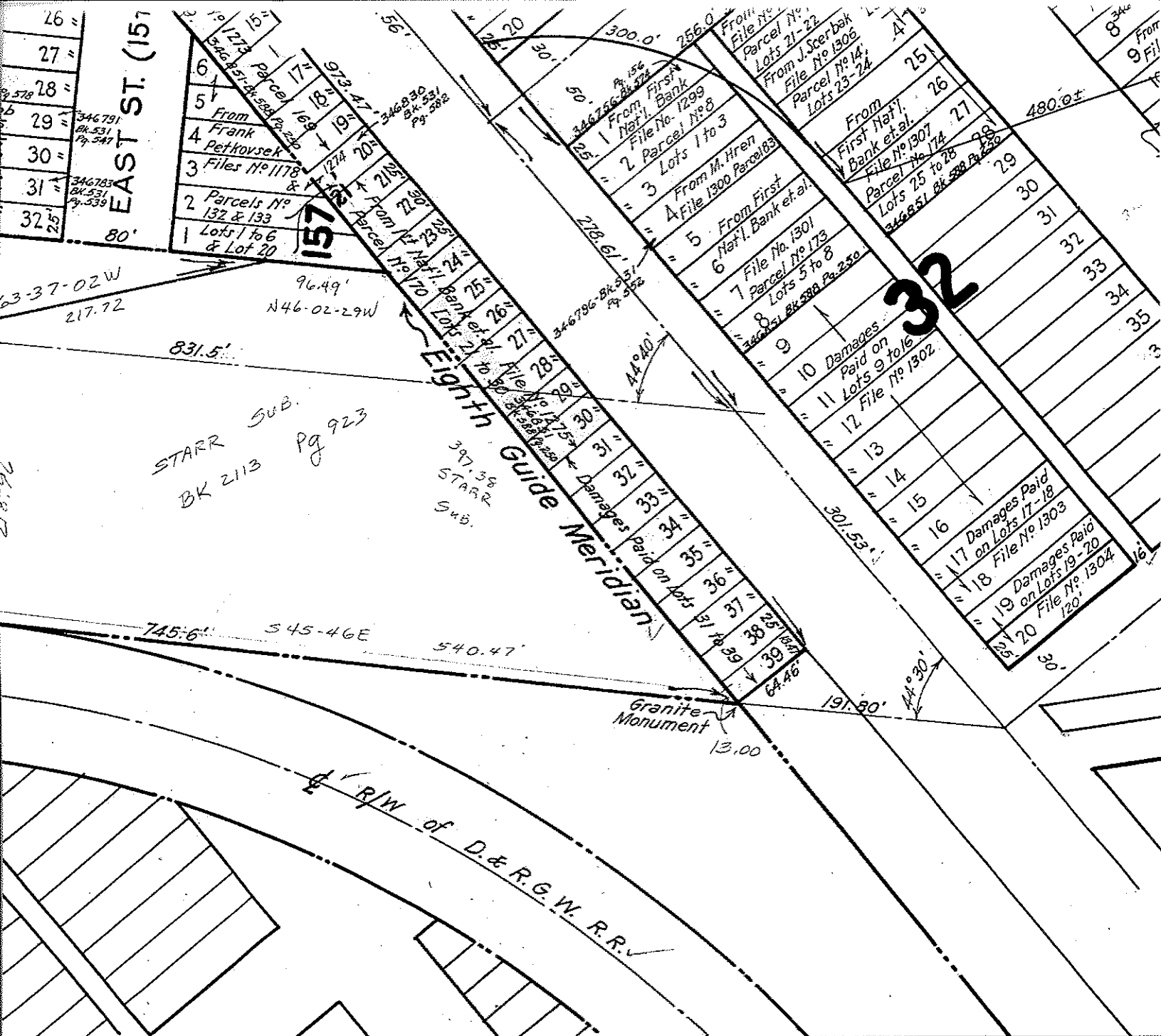
Quit Claim Deed dated February 29, 1924 in Book 531 at page 544 at Reception No. 346788. (all of Lots 7 to 12, Block 107, South Pueblo)

Quitclaim Deed recorded July 17, 2000 at Reception No. 1342066. (A portion of Lot 2, Block 9, in Uplands Park and a portion of the abandoned D. & R.G.W. Railroad R/W lying North of and adj thereto in the SE1/4 of the NE ¼ of Sec. 34, Twp. 20 S., R. 65 W)

No Deed Found (Lots 1 to 7, Block 57, South Pueblo)

No Deed Found (All of Block 159, South Pueblo)

See File Folder
Stanton
Property
Proposed



STATE OF COLORADO

DEPARTMENT OF TRANSPORTATION

Region II – Right of Way
905 Erie Ave
Pueblo, CO 81002
(719) 546-5705
FAX (719) 546-5414



Project No.: BR 0961-008
State Highway No. 96
Project Code: 13141
Parcel: PE-15, PE-15A, 15B

May 1, 2006

Kidd Engineering and Management Services
For Pueblo Conservancy District
44811 E. US Hwy 50
Avondale, CO 81022-9704

The Colorado Department of Transportation (CDOT) is in the design process with eventual plans to reconstruct the State Highway 96 Bridge near Mid-Town Shopping Center over the existing BNSF/UP railroad yard. The project will improve traffic and address safety issues at this location. Although design is not complete, CDOT has identified your property as property that will be impacted by construction and improvements:

<u>Parcel No.</u>	<u>Area</u>	<u>Property Interest</u>	<u>Purpose/Use</u>
PE-15	26,865 sq. ft.	Permanent Easement	Construction and maintenance of bridge structure
PE-15A	1,372 sq. ft.	Permanent Easement	Construction and maintenance of bridge structure
PE-15B	11,829 sq. ft.	Permanent Easement	Construction and maintenance of bridge structure

CDOT is required to notify all parties of interest when purchasing property for project purposes. Before CDOT offers to purchase the property, a fair market value appraisal will be prepared. The appraiser will contact you to schedule an appointment to inspect the property. We anticipate CDOT's appraisals to be completed by approximately August 1 2006.

This letter is your notice to hire an independent appraiser if you desire. *We strongly encourage you to obtain your own independent appraisal.* An additional copy of this letter and attachments are enclosed for your appraiser, should you decide to hire one. I have also enclosed basic appraisal guidelines titled "Minimum Appraisal Requirements" to aid the appraiser in meeting

CDOT's requirements. We encourage your appraiser to contact Nancy Hazlett, CDOT Appraiser, with any eminent domain appraisal questions. Ms. Hazlett can be contacted at (719) 546-5747. Upon receipt of your appraisal, we will forward to you all CDOT approved appraisals of your property. CDOT will pay for 1 (one) property owner appraisal. All owners of interest should coordinate this appraisal effort in order to insure an appraisal is received by CDOT addressing all interests in the property.

*See file folder
44th Street Bridge*

Project No.: BR -961-008
State Highway No. 96
Project Code: 13141
Parcels: PE-15, PE-15A,15B

Under Colorado law (Colorado Revised Statute 38-1-121), CDOT is required to pay the reasonable cost of your appraisal, provided:

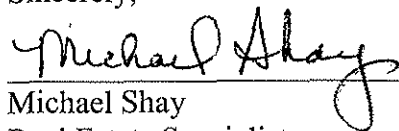
- 1) The estimated value of the property being acquired is more than \$5,000.00,
- 2) The appraisal is made using sound, fair, and recognized appraisal practices consistent with law, and
- 3) The property owner submits two (2) signed original copies of the appraisal to CDOT within **90 days from the date of this notice** and a completed W-9 form enclosed. CDOT recommends the owner order a minimum of three (3) signed original copies. Deliver two (2) copies to CDOT, Larry Johnson, 905 Erie Ave, Pueblo, CO 81002.

Your appraiser must perform his services according to the Uniform Standards of Professional Appraisal Practice and be familiar with eminent domain acquisitions.

Once the appraisals are completed they will be submitted to a review appraiser. The reviewer will examine the appraisals to ensure compliance with CDOT and appraisal standards. The reviewer will then determine the fair market value for your property based on the appraisals reviewed. As required by law, the fair market value will be the amount offered to purchase the property.

I have enclosed a Right of Way Information booklet describing the acquisition process. If you have any questions or need further information, please call me at (719) 546-5705.

Sincerely,


Michael Shay

Real Estate Specialist

cc: File
Nancy Hazlett

PUEBLO CONSERVANCY DISTRICT

APRIL 2006 - MAY 2006

RECEIPTS

VENDOR	ITEM	AMOUNT
ColoTrust Plus	Dividend	\$ 96.76
First Clearing, LLC	Interest Payment	\$ 1,398.33
First Clearing, LLC	Interest Payment	\$ 1,239.20
		\$ 2,734.29

DEBITS

VENDOR	ITEM	AMOUNT	CHECK	Code
MBDG, PC	Bookkeeping	\$ 225.00	3315	90
Belmont Self Storage	Storage Rental	Paid through April 2006		97
Aquila	Electrical Billing	\$ 116.77	3314	105
Don Banner -- BB&C, PC	Attorney Fees	\$ 300.00	3316	80
Kidd Engineering	Engineer/Admin Fees	\$ 400.00	3317	83
Director Sandstrom	Fees	\$ 55.41	3318	81
Director Farley	Fees	\$ 55.41	3319	81
Director Haynes	Fees	\$ 55.41	3320	81
Begg's Safe & Lock Company	Safe Combination Set	\$ 70.00	3321	105
Atkinson-Noland & Associates	Levee Investigation Partial	\$ 3,260.00	3322	105
Atkinson-Noland & Associates	Levee Investigation Final	\$ 1,000.00	3323	105
Kidd Engineering	District Boundary Map	\$ 750.00	3324	100
First American Heritage Title	Ownership & Easements	\$ 2,202.00	3325	100
		\$ 6,288.00		