

MINUTES OF THE AUGUST 15, 2007 REGULAR MEETING OF THE PUEBLO CONSERVANCY DISTRICT

Directors Present: Sandstrom, Farley, Haynes

Also Present: Administrator Rick Kidd, Counselor Don Banner

With a quorum present, the Pueblo Conservancy District board meeting was called to order at 8:00 am.

The Minutes of the July 18, 2007 Regular Meeting were reviewed. Farley moved to approve the Minutes. The Minutes were approved as posted.

Treasurer's Report:

The accountant's reports for July 2007 were not available.

Bills – The following bills were posted for review and approval

\$ 250.00	MBD&G, Accountant fees
\$ 114.41	Aquila, Electricity
\$ 300.00	Don Banner, Attorney fees
\$ 400.00	Kidd Engineering, Administrator/Engineer fees
\$ 55.41	Sandstrom, Director's Fee
\$ 55.41	Haynes, Director's Fee
\$ 55.41	Farley, Director's Fee
\$ 5,090.00	Spaccamonti Excavating, Runyon Levee Tree Removal
\$10,000.00	HARP Authority, Additional 2007 O&M Contribution

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

Funding – There are no assessor records of 1926 values. Haynes is to find out the latest values that the assessor/treasurer has. Then we need to attach that to the current list of parcels. We need to know how much of the total burden was attached to each parcel at that time. Kidd and Haynes to schedule a meeting with the County to see if they can do that over lay. Banner will draft a motion explaining the basis for the assessment and the means of determining values.

HARP IGA – Sandstrom reported that HARP is looking to the Pueblo Conservancy District for a commitment of up to \$50,000 per year. The District would have to make this contingent on the assessment going forward. The HARP wants to be in a position of having a base-budget.

Tree Removal – Kidd reported that Spaccamonti completed removal of the trees he and Joe Even identified. Sandstrom said that he is still working with Ari Zavaras on using the DOC Women's team for the River area above Wildhorse Creek.

Torgerson Purchase – Sandstrom is to find values for other lots in the area. There would have to be an access agreement so that the District could maintain the slope.

4th Street Bridge – Sandstrom will draft a resolution concerning the alternate bridge designs that would require work on and penetrating through the levee. He will forward his draft to Banner for review.

RECORD OF PROCEEDINGS

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Future Meeting Dates –

September Meeting

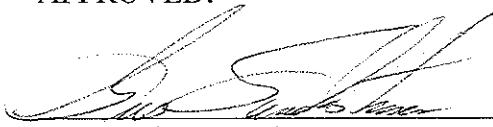
9-20-2007 (Thursday)

October Meeting

10-24-2007 (Wednesday)

There being no further business to come before the Board, the business meeting was adjourned at 9:00 a.m.

APPROVED:



Gus Sandstrom, Director



Kathleen Farley, Director



Valerie V. Haynes, Director

THE PUEBLO CONSERVANCY DISTRICT

NOTICE OF MEETING

DATE: AUGUST 15, 2007 (Wednesday) AT 8:00 A.M.

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

AGENDA

1. ROLL CALL
2. APPROVAL OF JULY 18, 2007 MINUTES
3. TREASURER'S REPORT
 - a. JULY 2007 ACCOUNTANT'S REPORTS
 - b. PAYMENT OF BILLS
4. FUNDING PROCESS
5. HARP IGA STATUS -- SANDSTROM
6. TREE REMOVAL -- KIDD
7. RE-SCHEDULE SEPTEMBER MEETING
8. OTHER BUSINESS AS MAY BE BROUGHT BEFORE THE BOARD
9. ADJOURNMENT

Future meetings scheduled for:

September 19	October 17
November 14	December 19

MINUTES OF THE JULY 18, 2007 REGULAR MEETING OF THE PUEBLO CONSERVANCY DISTRICT

Directors Present: Sandstrom, Farley; Haynes

Also Present: Administrator Rick Kidd

Guests: Mikal Torgerson

With a quorum present, the Pueblo Conservancy District board meeting was called to order at 8:07 am.

The Minutes of the June 20, 2007 Regular Meeting were reviewed. Farley moved to approve the Minutes. The Minutes were approved as posted.

Treasurer's Report:

The accountant's reports for June 2007 were reviewed.

Bills -- The following bills were posted for review and approval

\$ 250.00	MBD&G, Accountant fees
\$ 116.13	Aquila, Electricity
\$ 300.00	Don Banner, Attorney fees
\$ 400.00	Kidd Engineering, Administrator/Engineer fees
\$ 55.41	Sandstrom, Director's Fee
\$ 55.41	Haynes, Director's Fee
\$ 55.41	Farley, Director's Fee
\$ 408.73	Colorado Special Districts P&L, General Liability Insurance adjustment for 2007 Budget
\$ 193.00	Chem-Way Lawn Care, Grove Area Levee Back
\$ 710.00	Spaccamonti Excavating, Runyon Lake Vault Toilet Demolition
\$10,000.00	HARP Authority, 2007 O&M Fee

Farley moved to receive and file the reports, approve payment of the monthly bills. Motion passed.

Pueblo Ice House -- Mikal Torgerson provided an update on this project. The City of Pueblo has approved the proposed use. The architectural drawings for the first phase are done. It is anticipated that construction will start in about four months. They would like for the Pueblo Conservancy District to give them a Quit Claim Deed for the area believed to contain the two box culverts. Torgerson says that Stewart Title will then warrant the title.

Howard Property -- Mikal Torgerson offered a proposal to purchase a Conservancy District lot at the end of Howard. He wants to put in a kayak storage facility on this parcel. Torgerson is prepared to offer \$1600 to \$1800, based upon what he found to be the County assessment for this area.

Funding -- Sandstrom said that the cost/benefit value is probably what we will call the basis for our assessment. This was the 1926 valuation. The percentage assessment has to be justified to the Court. Sandstrom currently believes the assessment will need to be around three percent. Kidd is to find the highest annual budget in the last 10 years.

HARP -- Sandstrom reported that the HARP Authority has had additional expenses this year due to vandalism and repairs, above what had been anticipated and budgeted. They are currently about \$33,000 over budget this year to date. HARP and adjoining businesses are now putting surveillance cameras in place to help police the Riverwalk. The HARP staff currently develops

RECORD OF PROCEEDINGS

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42 percent of the annual budget. They are hoping to negotiate a "base budget" contribution to count on from the City and the County.

Farley moved to contribute \$10,000 to HARP to help with their current budget crisis. Motion passed. Haynes moved that the 2007 budget be amended to transfer \$10,000 from the Repairs and Maintenance line item to the HARP-O&M line item. Motion passed.

Sandstrom reported that the commercial master developers are running into conflict with City Planning on development time-lines. The commercial developers are recommending that the development proceed in a different order to maximize marketing for area development.

4th Street Bridge -- Kidd reported that the Colorado Department of Transportation had allowed proposals for alternative designs for this bridge. The briefing that they provided indicated that all pre-approved alternate plans include intrusion into the levee. This causes some concerns about access and the potential of changing the stability of the levee. Haynes moved that the District prepare a resolution stating that we do not approve of an alternate bridge design which includes a bridge support pier in the levee. Motion passed.

Tree Removal -- Sandstrom reported that the Pueblo Board of Water Works has utilized the Colorado Women's Tree Removal Team to clear trees from their diversion dam below City Park down to the bridge at the confluence with Wild Horse Creek. Sandstrom is working to find out more about this team and the scope of work that the team has the capability of doing.

Ice House (Alpha Beta) -- Kidd reported that they are interested in acquiring approximately 20,000 to 40,000 square feet. They want to establish a price up front. Kidd to get an idea of how many square feet we really want to sell and what the Dawson unit price was.

Spaccamonti Excavating Cost Proposals -- Spaccamonti provided new proposals for removal of trees along the levee at Runyon Lake. These proposals were after a meeting between Spaccamonti and Kidd to better define the trees needing to be removed per the Corps of Engineers site visit. Their proposal was \$5,090 to cut and haul the trees away, and \$4,498 to cut the trees and use a chipper to blow the chips around as mulch in the area. Farley moved to have Spaccamonti cut and remove the trees at a cost of \$5,090.00. Motion passed.

There being no further business to come before the Board, the business meeting was adjourned at 9:40 a.m.

APPROVED:

Gus Sandstrom, Director

Kathleen Farley, Director

Valerie V. Haynes, Director

PUEBLO CONSERVANCY DISTRICT

JULY 2007 - AUGUST 2007

RECEIPTS

VENDOR	ITEM	AMOUNT
First Clearing, LLC	Interest Payment	\$ 2,017.43
First Clearing, LLC	Interest Payment	\$ 250.00
First Clearing, LLC	Interest Payment	\$ 363.74
UBS Financial	Interest	\$ 1,102.31
Wells Fargo - Colotrust	Dividend	\$ 109.99
		\$ 3,843.47

DEBITS

VENDOR	ITEM	AMOUNT	CHECK	Code
Aquila	Electrical Billing	\$ 114.41	3443	105
MBDG, PC	Bookkeeping	\$ 250.00	3444	90
Don Banner -- B&B, PC	Attorney Fees	\$ 300.00	3445	80
Kidd Engineering	Engineer/Admin Fees	\$ 400.00	3446	83
Director Sandstrom	Fees	\$ 55.41	3447	81
Director Farley	Fees	\$ 55.41	3448	81
Director Haynes	Fees	\$ 55.41	3449	81
HARP Authority	Additional 2007 O&M Contribution	\$ 10,000.00	3450	112
Spaccamonti Excavating	Runyon Lake Levee Tree Removal	\$ 5,090.00	3451	105
		\$ 16,206.23		

1996	307,450
1997	277,350
1998	278,550
1999	
2000	
2001	
2002	
2003	142,590
2004	113,590
2005	163,676
2006	198,876
2007	325,440