

MINUTES OF THE AUGUST 20, 2008 REGULAR MEETING OF THE PUEBLO CONSERVANCY DISTRICT

Directors Present: Sandstrom, Farley, Arteaga

Also Present: Administrator Rick Kidd, Counselor Don Banner

Guests: Russel DeSalvo; Mikal Torgerson; Dennis Maroney, City Drainage Engineer; Frank Beltan, County Assessor; Aurelio Sisnerous, County Treasurer; Shirley Filer, Treasurer's Office; Phil Sierra, Robert DeHerrera, Dillon Beauvais, and Sharon Vigil of the County GIS/Mapping department.

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

Minutes -- The Minutes of the July 16, 2008 Regular Meeting were reviewed. Farley moved to approve the Minutes. The Minutes were approved as posted.

Treasurer's Report:

The accountant's report for July was reviewed. Farley reported that she had withdrawn \$30,000 from the Wachovia money market account for deposit to the Vectra checking account. There is a \$28,000 balance in the money market account. Farley moved to receive and file the accountant's report. Motion passed.

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

\$ 250.00	MBD&G, Accountant fees
\$ 112.57	Aquila, Electricity
\$ 400.00	Don Banner, Attorney fees
\$ 500.00	Kidd Engineering, Administrator/Engineer fees
\$ 2,139.90	Kidd Engineering, Ownership Map
\$ 1,090.200	Kidd Engineering, Appraisal Listing and Parcel No. Coord.
\$ 55.41	Sandstrom, Director's Fee
\$ 55.41	Haynes, Director's Fee
\$ 55.41	Farley, Director's Fee
\$ 208.00	Chem-Way, Levee weed control
\$10,000.00	HARP, Balance 2008 O&M

Farley moved to pay the bills. Motion passed.

Farley moved to deposit the \$30,000 into checking and retain the \$28,000 balance in the money market for future transfer to checking. Motion passed.

Russel DeSalvo -- Their investment group is interested in purchasing various parcels along the bluff, between West 4th Street and the South Main bridge. They want to do some development to improve the view corridors and regentrify the urban area. The developments would include housing. They are primarily interested in three areas. DeSalvo presented maps showing these areas. The investment group wants to get started fairly quickly. They already own properties in the area of Corona and South Main. They hope to get started with this area by the end of the year. Kidd is to confirm ownership of parcels in the area and provide an updated map to Sandstrom.

Mikal Torgerson -- Torgerson wanted to let the Board know that they are still interested in the triangle of land between HARP and the Ice House. Sandstrom said that their offer was way below what we have been selling properties for. Torgerson acknowledged that he had looked at

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“comps” in the area and that an appropriate purchase price is in the area of \$15,000. He said that the comparables have been between \$0.69 and \$1.00 per square foot. He asked that we consider

a lower price since they are hoping to give the land and access tunnels back to the City and to HARP. Torgerson said that he has been talking to the Urban Renewal Authority about this concept and them paying some of the costs. Sandstrom stated that he wanted to talk to HARP and URA about this project. Kidd expressed a concern that the legal description in the offer is just a “paper” description rather than having monumented corners, as has been being required. Kidd also stated that some of the reference lines do not match up with Conservancy District records.

Funding Process – The Board explained what we were trying to accomplish and why we are using the original assessment of benefits. The assessments need to be certified to the Treasurer’s office by November 1. Phil Sierra reported that there are approximately 413 parcels that have to be researched, that could not be identified through Kidd’s work. The ones that they have done have taken about an hour each. Beltran said that they will have to set up four new taxing districts. He stated that they are having to do reappraisals this year and do not have normal staff time available for this project. Beltran estimates that it will take from \$7,900 to \$15,000 of overtime for the Assessor’s office to do the required work. Sisnerous said that when we determine the assessments that the values have to be divisible by “2” for first half and second half tax payments.

The PCD Board needs for the County Attorney’s office to prepare a contract of Not-To-Exceed \$15,000 for the required overtime work. The County Board of Commissioners will have to approve the contract. Beltran will talk to Valerie Haynes about preparing the contract. Farley moved that the PCD Board authorize the Assessor’s office to go forward with the work based on \$15,000 for overtime pay. Motion passed with Arteaga absent. The Treasurer’s office will contact their programmer about programming problems.

A follow-up meeting was scheduled for September 2, at 8:00 am. The meeting is to be at the Heritage Center.

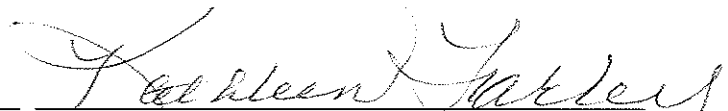
Dennis Maroney – FEMA has not yet sent the letter requiring that District certify the Levee through the PAL program. Maroney stated that both the City and the District will receive a letter from FEMA this year. This letter will state that we have been put into the PAL program. We will have to sign an agreement to certify the Levee. The letter will come after Anderson completes their hydrology and hydraulics (H&H) study. Federal 6510 is the FEMA certification requirement. There are no variations as had been previously indicated as a possibility for our Levee. The Board will also have to develop a notification and operations plan. Part of this plan will require that the owners be notified that they are in an area being protected by a levee and that levees are subject to failure or overtopping. We will also have to develop an awareness and alarm notification system. People have to be notified that there is a risk. The District will need an operations plan, a maintenance plan, and an evacuation plan. Maroney said that there are private firms that are doing levee certifications. He knows that HDR is working in Colorado. He said that there is another firm working in California. Maroney said that we will not have time to get congressional approval and funding for the Army Corps of Engineers to do the certification. He said that an earlier quote that the City received was about \$400,000 for certification of their levee, and that ours is more complex. Maroney said that there is a published template for a levee owner’s manual. It is “Levee Owners Manual for Non-federal Flood Control Works, March 2006”. It is available over the web.

There being no further business to come before the Board, the business meeting was adjourned at 10:35 a.m. The next meeting is a special meeting scheduled for September 2, 2008, at 8:00 am.

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APPROVED:


Gus Sandstrom, Director


Kathleen Farley, Director

Carmen Arteaga, Director

NO. 1641