

MINUTES OF THE APRIL 12, 2012
SPECIAL MEETING
OF THE PUEBLO CONSERVANCY DISTRICT

Directors Present: Paul Willumstad, Sean Tapia, Donna Phillips

Also Present: Administrator Rick Kidd, Counselor Don Banner

Guests: Earl Wilkinson, City of Pueblo
Carla Sikes, City of Pueblo
David Lytle, Kevin Roark, and Kim Koch (by phone) of the Northstar Engineering appraisal team.

With a quorum present, the Pueblo Conservancy District regular board meeting was called to order at 11:10 am.

It was noted that the special meeting notices were posted at the Interim City Hall, the City of Pueblo Judicial Center, the Heritage Center and the County Courthouse.

Appraisal Services Agreement and Contract:

Banner drafted a proposed agreement. It has been reviewed by Lytle and the City of Pueblo. The schedule is set for completion of Phase 1 and Board discussion at the regular June meeting. Banner said that the Northstar appraisal group has asked that if the District chooses to not use them for subsequent phases but does proceed with the methodology developed by Northstar that there will be a good faith discussion with them before using another firm. It is agreed that there is not a contractual obligation to use Northstar or to have a meeting with them.

Tapia agreed and stated that dialogue should continue through the project. The Northstar group will also be attending regular meetings to provide updates. Banner recommended adoption of a resolution to execute the contract for maintenance fund appraisal services with Northstar Engineering and their group. Phillips so moved. Motion passed unanimously.

Lytle asked what scope of communication would the District like the team to have with the City and County. Sikes said that the City is most concerned about the development of the methodology. The City would like to be copied on emails and have an opportunity to comment. Tapia is concerned that he wants full transparency but does not want the City and County getting too involved and hampering progress. Sikes agreed and stated that the City would cooperate to provide information that they may have.

Tapia said that there has been a debate about the need for existence of the Pueblo Conservancy District. He questions that the City Storm Water Fee could be used for catastrophic damage along the District's reach of the River. He mentioned the work just completed in connection with the Highline Canal. Tapia also believes that the previous assessment put in question who was valued and who benefits from the protection to be provided by the District improvements. He wants the team to look forward to the future for judicious and an equitable assessment methodology that will be without debate. Phillips stated that she is concerned about the notion that the District is not needed. She said that Tapia "nailed" her feelings in his statements. Phillips said that she lives in the County and she is aware of many of the needs and concerns with regard to flooding and river protection in the County. Willumstad said that the District's budget is not in as good of shape as when there was a good investment income. That is why the assessments were done. The City may have legitimate concerns about the process that was used.

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Willumstad stated that after there is a process and program in place, then there is a secondary need to look to see if there is a way that the District should work out of being in business. He wants there to be a fair and reasonable way for abutting property owners and other benefactors to be assessed.

Lytle said that the group has already had some discussions and have started looking at the District from the 50,000 foot view. They will be looking at the 500 foot view later to get to specifics. They will be looking to determine who benefits and the relative value of benefits.

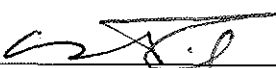
Other Business:

Corona Street Hole --

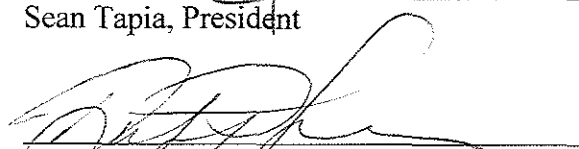
Wilkinson says he is gathering information from his staff, but there is probability that an abandoned sanitary sewer line is causing the problem. He will be meeting with his staff later today. They will also be discussing the second void area, where the storm water pan crosses Corona and discharges over the bluff.

There being no further business to come before the Board, the business meeting was adjourned at 11:58 am. The next regular meeting date will be April 25, 2012.

APPROVED:


Sean Tapia, President


Paul Willumstad, Treasurer


Donna Phillips, Secretary