

MINUTES OF THE OCTOBER 24, 2012 REGULAR MEETING OF THE PUEBLO CONSERVANCY DISTRICT

Directors Present: Paul Willumstad, Sean Tapia, Donna Phillips

Also Present: Administrator Rick Kidd, Counselor Don Banner

Guests: Kim Kock, NorthStar Engineering-Appraisal Group
Carla Sikes, City of Pueblo Assistant City Attorney
Earl Wilkinson, City of Pueblo Director of Public Works
Mike Shuster – Candidate for Appointment to County Commissioner

With a quorum present, the Pueblo Conservancy District special board meeting was called to order at 10:55 am.

Minutes:

The minutes of the September 25, 2012 regular meeting were reviewed. Willumstad moved to approve the minutes with a note that the Executive Session was called to discuss the City's proposal and settlement with the District. Motion passed.

Treasurer's Report:

The accountant's report for September 2012 was reviewed. Kidd reported that the fees for the appraisal are now approximately \$90,000 over budget, but that the overall annual budget is still alright. Willumstad moved to receive and file the report and pay the bills. Motion passed.

Bills – The following bills were posted for review and approval:

\$ 325.00	MBD&G, Monthly Accountant fees
\$ 400.00	Banner and Bower, Attorney fees
\$ 27.00	Banner and Bower, Filing and Recording fees
\$ 500.00	Kidd Engineering, Administrator/Engineer fees
\$ 56.61	Tapia, Director's Fee
\$ 56.61	Phillips, Director's Fee
\$ 56.61	Willumstad, Director's Fee
\$13,151.25	NorthStar Engineering, Appraisal Phase II final payment
\$ 1,550.00	NorthStar Engineering, Reimburseable print and copy costs

Lake Runyon – The Colorado Division of Parks and Wildlife representative was not present. This discussion was tabled until the next meeting.

Maintenance Fee Assessment / Appraisal –

Banner reported that based on his study and understanding of the statute, while opinions may differ, it would be most prudent if the maintenance fund assessment would only be imposed on properties currently within the existing District boundaries. He recommends that the three-tier fee structure be applied to the additional 100,000+ parcels within the County later, after Court approval.

A discussion was had concerning the expansion of the District. Tapia proposed that we move forward and request the Court to expand the District to include all of Pueblo County with the exclusion of all federally owned lands. The following resolution was passed:

October 24, 2012 Minutes, Page 2 of 2

Resolved, that a Report to the Court be made requesting the boundaries of the District to be expanded to the entire County of Pueblo (excluding those parcels of land presently within the existing boundary of the Pueblo Conservancy District) further excluding all lands owned by the United States of America or any of its agencies or departments.

Lands currently within the District do not need to be included in this Report as those lands will remain in the District.

NorthStar provided additional work per Banner's requests. They have updated the mapping per requests from the last District meeting with review input from Kidd.

Banner asked Sikes, if the methodology adopted by the District for imposition of a maintenance fund assessment was, in her opinion, one that provided a fair and equitable apportionment of the assessment, or was there something that should have been differently. She felt that the District hired experts and the experts had done a thorough job in making a good recommendation to the District.

Banner suggested that the Board may want to decide if the District was going to assess local governments, before the Assessor goes to the work of determining appraised values for all local government properties. Tapia suggested we wait on that decision.

President's Report-
None

The December meeting is scheduled to be the day after Christmas. It was decided to move this meeting to December 13th at 10:30. Kidd is to find out if meeting space is available at the Heritage Center. Tapia's replacement, if necessary is to be on the December meeting agenda.

Administrator's Report-
None

Kidd is to prepare a draft budget for discussion at the November meeting.

Old Business:

City of Pueblo Proposal –

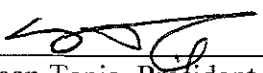
Banner reported that he had discussed the District's counter proposal with Tom Jagger. Jagger said that he did not believe that \$127,000 would be a problem, but that the City needs to know exactly where that money will be spent. He also wants the District to draft an IGA.

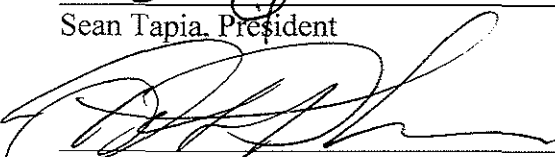
New Business-

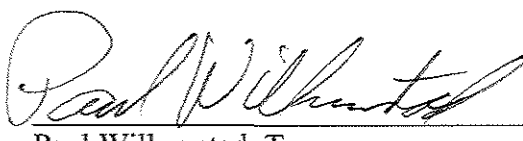
Banner is keeping track of his time in connection with the appraisal and maintenance fund assessment work and will be invoicing the District.

There being no further business to come before the Board, the business meeting was adjourned at 12:01 pm. The next regular meeting date will be October 24, 2012.

APPROVED:


Sean Tapia, President


Donna Phillips, Secretary


Paul Willumstad, Treasurer

THE PUEBLO CONSERVANCY DISTRICT

AGENDA OF
REGULAR MEETING

DATE: OCTOBER 24, 2012 (WEDNESDAY) AT 10:30 A.M.
PLACE: SOUTHEASTERN COLORADO HERITAGE CENTER,
201 WEST B STREET, PUEBLO, COLORADO

1. ROLL CALL
2. APPROVAL OF THE SEPTEMBER 25, 2012 REGULAR MEETING AND
OCTOBER 8, 2012 SPECIAL MEETING MINUTES
3. TREASURER'S REPORT
 - a. ACCOUNTANT'S COMPILATION REPORT
 - b. PAYMENT OF BILLS
4. LAKE RUNYON - COLORADO DPW
5. MAINTENANCE FEE ASSESSMENT
6. PRESIDENT'S REPORT
7. ADMINISTRATOR'S REPORT
8. 2013 BUDGET DISCUSSION
9. OLD BUSINESS
 - a. City of Pueblo Proposal and District Offer
10. NEW BUSINESS
11. OTHER BUSINESS AS MAY BE BROUGHT BEFORE THE BOARD
12. ADJOURNMENT

2012 SCHEDULED MEETING DATES:

November 28

December 26

**BANNER &
BOWER, P.C.**
Attorneys at Law

P.O. Box 583
Pueblo, CO 81002-0583

Pueblo Conservancy District
rickkidd@kiddengineering.com

October 17, 2012

Invoice # 11379

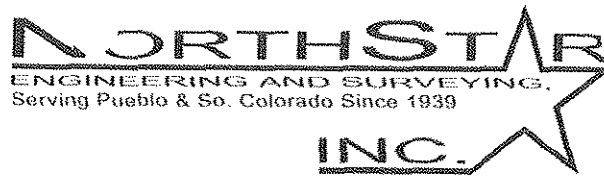
Additional Charges :

	<u>Amount</u>
<u>Appraisal of Benefits</u>	
10/8/2012 Check Advanced to Pueblo County Clerk & Recorder;	21.00
SUBTOTAL:	[21.00]
Total additional charges	\$21.00
Previous balance	\$406.00
Balance due	<u>\$427.00</u>

We would like to send your statement by E-Mail in place of postal service.
If you have E-Mail, please send your address to us with this payment.

This bill represents charges from 08/12 through 10/12/2012 as well as any previous balance.
All balances are due and payable within ten (10) days of receipt of this statement.

Please make checks payable to:
BANNER & BOWER P.C.
(719) 544-5086



111 E. 5th Street
Pueblo, CO 81003

(719) 544-6823
(719) 544-6825 Fax

David M. Stravia, P.L.S.

Kim K. Kock, P.E.

Invoice submitted to:

DATE: October 22, 2012

Pueblo Conservancy District
C/O Kidd Engineering
1001 East Evans Avenue
Pueblo, CO 81004

INVOICE: 22110

NORTHSTAR: 12 008 00

For Professional services for the period ending October 19, 2012

Re: Pueblo Conservancy District Assessment Project – Phase II Development of
Assessment Services (\$60,500.00 Contract)

Principal/P.E.:	77.0 Hrs. @ \$140.00 =	\$10,780.00
Principal/P.L.S.:	92.5 Hrs. @ \$140.00 =	\$12,950.00
Project Manager/P.E.:	61.5 Hrs. @ \$110.00 =	\$6,752.50
G.I.S. Technician:	68.0 Hrs. @ \$75.00 =	\$5,100.00
Certified General Appraiser:		
	45.5 Hrs. @ \$125.00 =	\$5,687.50
Certified Residential Appraiser:		
	32.0 Hrs. @ \$105.00 =	\$3,360.00
Attorney:	50.0 Hrs. @ \$205.00 =	\$10,250.00
Legal Assistant:	0.0 Hrs. @ \$90.00 =	\$0.00
Certified Public Accountant:		
	22.0 Hrs. @ \$185.00 =	\$4,070.00
Accountant:	0.0 Hrs. @ \$100.00 =	\$0.00
Subtotal		\$58,950.00
Less Previous Invoices		(\$45,798.75)

For professional services rendered

\$13,151.25

Reimbursable Expenses: Bluelines/Blacklines	\$188.00
Color Bond	\$657.00
Xerox Copies	\$562.00
Color Copies	<u>\$143.00</u>
	\$1,550.00

\$1,550.00

TOTAL DUE THIS INVOICE

\$14,701.25



503 N Main, Suite 740
Pueblo, CO 81003
Phone (719) 543-0516
Fax (719) 544-2849

INDEPENDENT ACCOUNTANTS' COMPILATION REPORT

Board of Directors
The Pueblo Conservancy District
Pueblo, Colorado

We have compiled the accompanying balance sheets – general fund only – of the Pueblo Conservancy District as of September 30, 2012 and December 31, 2011, and the related comparative statements of revenue and expenditures – actual and budget – general fund for the one month and nine months ended September 30, 2012 and the year ended December 31, 2011. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with accounting principles generally accepted in the United States of America.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements.

Management has elected to omit substantially all of the disclosures required by accounting principles generally accepted in the United States of America. 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

October 22, 2012

JEBLO CONSERVANCY DISTRICT
BALANCE SHEET - GENERAL FUND ONLY
SEPTEMBER 30, 2012 AND DECEMBER 31, 2011

	<u>9/30/2012</u>	<u>12/31/2011</u>
ASSETS		
VECTRA BANK CHECKING	\$ 75,201	\$ 151,933
VECTRA BANK MONEY MARKET	11,899	11,895
BROKERAGE MONEY MARKET ACCOUNTS	86,199	115,624
COLOTRUST INVESTMENT	25,038	25,000
WELLS FARGO INVESTMENT	432,203	513,045
STIFEL NICOLAUS INVESTMENT	278,595	256,208
ACCRUED INTEREST	<u>-</u>	<u>3,793</u>
 TOTAL ASSETS	 <u>\$ 909,135</u>	 <u>\$ 1,077,498</u>
 LIABILITIES AND FUND EQUITY		
ACCOUNTS PAYABLE	\$ -	\$ 837
PAYROLL TAXES PAYABLE	91	335
DEFERRED INCOME	<u>-</u>	<u>1,042</u>
 TOTAL LIABILITIES	 <u>91</u>	 <u>2,214</u>
 ASSIGNED FUND BALANCE	 204,130	 204,130
UNASSIGNED FUND BALANCE	<u>704,914</u>	<u>871,154</u>
	-	
TOTAL FUND EQUITY	<u>909,044</u>	<u>1,075,284</u>
 TOTAL LIABILITIES AND FUND EQUITY	 <u>\$ 909,135</u>	 <u>\$ 1,077,498</u>

SEE ACCOUNTANTS' COMPILATION REPORT

PUEBLO CONSERVANCY DISTRICT
COMPARATIVE STATEMENT OF REVENUE AND EXPENDITURES -
ACTUAL AND BUDGET - GENERAL FUND
FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2012
AND THE TWELVE MONTHS ENDED DECEMBER 31, 2010

	ACTUAL				
	CURRENT MONTH	YEAR TO DATE	2012 BUDGET	UNUSED BUDGET	2011 ACTUAL
REVENUES					
INTEREST INCOME					
COLOTRUST	\$ 5	\$ 41	\$ -	\$ -	\$ 31
MONEY MARKET ACCOUNTS	3	18	-	-	23
WELLS FARGO	2,570	14,183	-	-	26,057
STIFEL NICOLAUS	485	7,412	-	-	15,064
UNREALIZED GAINS (LOSSES)	(4,610)	(7,405)	-	-	21,969
TOTAL INTEREST INCOME	(1,547)	14,249	40,000	25,751	63,144
MAINTENANCE FUND ASSESSMENT	-	84	-	(84)	180,092
LEASE PAYMENTS	(625)	1,042	2,500	1,458	2,500
OTHER INCOME	-	-	-	-	15,132
TOTAL REVENUES	\$ (2,172)	\$ 15,375	\$ 42,500	\$ 27,125	\$ 260,868
EXPENDITURES					
80 LEGAL FEES	\$ 400	\$ 3,600	\$ 4,800	\$ 1,200	\$ 17,013
81 DIRECTORS FEES	180	1,620	2,160	540	2,520
82 FICA TAXES	-	-	230	230	193
83 ENGINEER/ADMINISTRATIVE	500	4,688	6,000	1,312	6,688
90 AUDIT & BOOKKEEPING	325	2,700	3,900	1,200	3,600
92 INSURANCE/BONDS	-	2,416	3,200	784	3,056
96 OFFICE EXPENSE	5	389	500	111	904
97 OFFICE RENT	-	840	840	-	915
100 PROFESSIONAL FEES	-	950	10,000	9,050	4,540
APPRAISAL	25,931	104,884	30,000	(74,884)	-
103 TRAVEL	-	-	-	-	-
105 REPAIRS & MAINTENANCE	-	1,614	20,000	18,386	20,316
ARKANSAS RIVER LEVEE REPAIRS	-	5,414	50,000	44,586	194,174
WILDHORSE/DRY CREEK LEVEE	-	-	20,000	20,000	-
LEVEE CERTIFICATION-PRELIM	-	-	25,000	25,000	-
108 CONTINGENCIES	-	-	5,000	5,000	-
109 EMERGENCY REPAIR	-	7,500	15,000	7,500	-
110 CAPITAL IMPROVEMENTS	-	-	-	-	-
111 PLANNING & DEVELOPMENT	-	-	5,000	5,000	1,453
112 HARP - O & M / HARP - IGA CNTRB	-	45,000	45,000	-	60,000
113 SALES TAX	-	-	-	-	-
TOTAL EXPENDITURES	27,341	181,615	246,630	65,015	315,372
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	\$ (29,513)	\$ (166,240)	\$ (204,130)	\$ (37,890)	\$ (54,504)

SEE ACCOUNTANTS' COMPILATION REPORT

PUEBLO CONSERVANCY DISTRICT
INVESTMENTS
9/30/2012

10/22/2 1:08 AM

BROKER	DESCRIPTION	MATURITY DATE	RATE	PAR VALUE	BALANCE 12/31/2011	ADDITIONS	MKT VALUE CHANGE	REDEMPTION SALES	BALANCE 9/30/2012	INTEREST RECEIVED 9/30/2012
<u>CASH ACCOUNTS</u>										
VECTRA BANK	Money Market Account				11,894.90	4.43	-	-	11,899.33	4.43
STIFEL NICOLAUS	Money Market Account				38,326.34	77,931.79	-	105,844.99	10,413.14	4.73
WELLS FARGO	Cash Sweep Account				77,297.91	78,487.96	-	80,000.00	75,785.87	9.03
TOTAL CASH ACCOUNTS WITH BROKERS					127,519.15	156,424.18	-	185,844.99	98,098.34	18.19
<u>INVESTMENTS</u>										
COLOTRUST	Acct. 7081 - PLUS		6.240%		25,000.00	38.38	-	-	25,038.38	43.07
TOTAL COLOTRUST					25,000.00	38.38	-	-	25,038.38	43.07
WELLS FARGO	FNMA 06-107 PD REMIC MULTICLASS CMO	6/25/2035	5.000%	78,000.00	86,441.16	-	(1,307.28)	-	85,133.88	2,925.00
	GNMA 08-7 PN REMIC MULTICLASS CMO	1/20/2037	4.250%	60,000.00	26,431.66	-	(264.53)	6,444.39	19,722.74	796.99
	FHLMC 3393 BY REMIC MULTICLASS CPN	11/15/2037	5.500%	94,000.00	106,931.58	-	(2,555.86)	-	104,375.72	3,446.64
	FNMA 2008-74B REMIC MULTICLASS CMO	9/25/1938	5.000%	50,000.00	48,212.50	-	(1,633.35)	13,370.42	33,208.73	1,524.14
	FHLMC 3626 UA REMIC MULTICLASS CMO	9/15/2039	5.000%	50,000.00	27,113.84	-	(183.57)	18,347.89	8,582.38	637.52
	GNMA 10-62 LA REMIC MULTICLASS CMO	1/20/2040	4.500%	50,000.00	15,722.04	-	(126.15)	15,595.89	-	265.64
	GNMA 10-85 HQ REMIC MULTICLASS CMO	3/20/2040	5.000%	144,000.00	107,620.48	-	(534.01)	24,720.34	82,366.13	3,959.29
	FNMA 10-141 AL REMIC MULTICLASS CMO	12/25/2040	4.000%	90,000.00	94,572.00	-	4,241.70	-	98,813.70	2,700.00
TOTAL WELLS FARGO					513,045.26	-	(2,363.05)	78,478.93	432,203.28	16,255.22
STIFEL NICOLAUS	FEDL HOME LN MTG CORP #170217	3/1/2017	8.000%	1,120,000.00	1,877.60	-	(10.32)	310.05	1,557.23	97.19
	GNMA POOL #676875	3/15/2023	6.500%	235,000.00	150,006.43	-	(1,740.35)	28,317.47	119,948.61	6,527.51
	GNMA POOL #003851	5/20/2036	5.500%	165,000.00	59,256.11	-	(1,905.42)	12,164.34	45,186.35	2,003.25
	GNMA REMIC SER 2010-98	7/20/2039	4.000%	70,000.00	45,067.27	-	125.54	37,135.20	8,057.61	991.39
	GNMA POOL #MA0618	8/20/1942	3.500%	95,000.00	105,356.48	-	(1,511.73)	-	103,844.75	(488.51)
TOTAL STIFEL NICOLAUS INVESTMENT					361,563.89	-	(5,042.28)	77,927.06	278,594.55	9,130.83
TOTAL INVESTMENTS					899,609.15	38.38	(7,405.33)	156,405.99	735,836.21	25,429.12
TOTAL ALL ACCOUNTS					1,027,128.30	156,462.56	(7,405.33)	342,250.98	833,934.55	25,447.31

PUEBLO CONSERVANCY DISTRICT

SEPTEMBER 2012 - OCTOBER 2012

RECEIPTS

VENDOR	ITEM	AMOUNT
First Clearing, LLC	Interest Payment	\$ 476.07
First Clearing, LLC	Interest Payment	\$ 416.51
First Clearing, LLC	Interest Payment	\$ 499.04
First Clearing, LLC	Interest Payment	\$ 766.49
First Clearing, LLC	Interest Payment	
Wells Fargo	ColoTrust Dividend	
Wells Fargo	ColoTrust Dividend	
Stifel Nicolaus	Interest Payment	\$ 889.62
Stifel Nicolaus	Interest Payment	
		\$ 3,047.73

DEBITS

VENDOR	ITEM	AMOUNT	CHECK	CODE
Black Hills Energy	Electrical Billing	Pre-paid		105
MBDG, PC	Bookkeeping	\$ 325.00	3957	90
Don Banner - B&B, PC	Attorney Fees	\$ 400.00	3958	80
	Filing and Recording Fees	\$ 27.00	"	96
Kidd Engineering	Engineer/Admin Fees	\$ 500.00	3959	83
Director Phillips	Fees	\$ 56.61	3960	81
Director Tapia	Fees	\$ 56.61	3961	81
Director Willumstad	Fees	\$ 56.61	3962	81
NorthStar Engineering	Appraisal Phase II Final Invoice on Contract	\$ 13,151.25	3963	100
	Reimburseable Expenses for printing and copies	\$ 1,550.00	"	100
		\$ 16,123.08		

RE: Pueblo Conservancy District

From: "Michael L. Cuppy" <mcuppy@northstar-co.com>
To: "'Donald J. Banner'", 'David Lytle', 'Kim Kock'
Cc: tapias@co.pueblo.co.us, donna@coloradowesternland.com, pjwill@mindspring.com, 'RKidd' <rickkidd@kiddengineering.com>
Subject: RE: Pueblo Conservancy District
Date: Oct 23, 2012 9:37 AM

Don,

Fee estimate #4 using all three tiers and applying those proposed rates to the properties in the existing boundary results in the following:

Tier 1 county properties in current boundary total value \$163,800,000 with rate of \$6.81/\$100,000 generates an estimated \$11,100

Tier 2 City properties in current boundary total value \$33,700,000 with rate of \$9.87/\$100,000 generates an estimated \$3,300

Tier 3 Floodplain properties in current boundary total value \$283,500,000 (includes \$100,000,000 estimated State Assessed property) with rate of \$105.82/\$100,000 generates an estimated \$300,000

Total fee generation for Estimate #4 = \$11,100 + \$3,300 + \$300,000 = \$314,400.

Thank you

Michael L. Cuppy P.E., L.S.I.

Don,

Based on our phone conversation this morning I have completed the first three fee estimates you requested. Total valuation of property in the current Conservancy District Boundary minus the City, County, State and Federal properties is \$381,000,000. Adding to the property is our estimate of the State Assessed property in the district boundary of \$100,000,000 per the Phase II report. Total property value in the current district is therefore estimated at \$481,000,000.

Fee estimate #1 was to use the \$6.81/\$100,000 on the total \$481,000,000 which would generate an estimated \$32,700 per year.

Fee estimate #2 was to use the \$9.87/\$100,000 which would generate an estimated \$47,500 per year.

Fee estimate #3 was to use the \$105.82/\$100,000 which would generate an estimated \$509,000 per year.

I will continue to work on the fourth fee estimate breaking down the three tiers in the current district boundary.

Thank you

Michael L. Cuppy P.E., L.S.I.

-----Original Message-----

From: Donald J. Banner [mailto:dbanner@comcast.net]

Sent: Sunday, October 21, 2012 6:59 AM

To: David Lytle; Kim Kock; Mike Cuppy

Cc: tapias@co.pueblo.co.us; donna@coloradowesternland.com;

pjwill@mindspring.com; RKidd

Subject: Pueblo Conservancy District

Gentlemen: please give the District an estimate of the revenue that would be generated in 2013 using the existing boundaries of the District and the new methodology within those boundaries. We have a meeting this coming Thursday and I would appreciate that information before that day. Don Banner

2013 ASSESSMENT FOR PUEBLO CONSERVANCY DISTRICT

Assessment of all properties within the current district boundaries based on applying the three tiers proposed in the Final Report:

Tier 1: County properties within the current district: \$163,800,000 at the rate of 0.0068% = \$11,000.00;

Tier 2: City properties not in the flood plain but within the current district: \$33,700,000 at the rate of 0.0099% = \$3,300.00;

Tier 3: Properties in the flood plain and within the current district: \$283,500,000 at the rate of 0.1058% = \$314,400.00: *322,000* *6.31 % / 2,112,000 Tier 1*

Total = \$314,400.00

105.00 / 102,000 Tier 2

**DIRECTIONS TO THE TREASURER OF PUEBLO COUNTY FOR
MAINTENANCE FUND ASSESSMENT OF THE
PUEBLO CONSERVANCY DISTRICT**

STATE OF COLORADO)
) ss.
COUNTY OF PUEBLO)

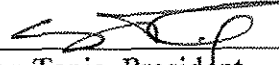
To the Treasurer of Pueblo County, Colorado:

This is to certify that by virtue and under the authority of the conservancy law of Colorado, the Board of Directors of the Pueblo Conservancy District has levied a maintenance fund for the year 2012 payable with real property taxes for 2012 due in 2013 as shown on the appended maintenance fund assessment record. The undersigned further certify that all of the properties in Pueblo County excluding exempt properties, as shown in Tiers 1, 2 and 3 attached hereto, are to be assessed.

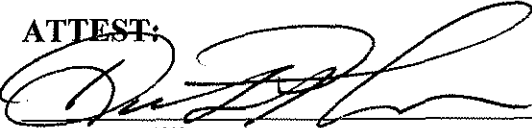
The amounts of said levies upon the several parcels of land upon which the same are imposed are set forth in the maintenance fund assessment record to which this certificate is appended.

The said assessments set forth in the maintenance fund record, to which this certificate is appended, shall be collectible and payable the present year in the sums therein specified at the time that the state and county taxes are due and collectible, and you are directed and ordered to demand and collect such assessments at the time that the state and county taxes are due on the same land, and the maintenance fund assessment record to which this certificate is appended shall be your authority to make such collection.

Witness the signature of the president of the District, attested by the signature of its secretary, this 29th day of October, 2012.



Sean Tapia, President

ATTEST:


Donna Phillips, Secretary



COLORADO PARKS & WILDLIFE

13787 S. Highway 85 • Littleton, Colorado 80125
Phone (303) 791-1954 • FAX (303) 470-0782
wildlife.state.co.us • parks.state.co.us

October 15, 2012

Sean Tapia
Director
Pueblo County Facilities
215 W. 10th St.
Pueblo, CO 81003

RE: NOTICE OF COMPLIANCE – LAND AND WATER CONSERVATION FUND PROJECT INSPECTION

Dear Mr. Tapia:

On **October 11th, 2012** staff from Colorado State Parks completed an on-site inspection of **Runyon Park, Project #08-01000**. This project was funded by the Federal Land and Water Conservation Fund (LWCF) through a State Parks grant process. The LWCF was established by Congress in 1964 to create parks and open spaces; protect wilderness, wetlands, and refuges; preserve wildlife habitat; and enhance recreational opportunities. As administrator of the LWCF in Colorado, Colorado State Parks is required to inspect LWCF-funded projects every five years.

Federal regulations guide the inspection process. The primary requirements can be summarized as:

1. The project must be sustained in a manner that supports the purposes for which the LWCF grant was awarded.
2. The project must be open to the general public during reasonable hours of operation.
3. The project must comply with federal laws, in particular the Americans with Disabilities Act (ADA).
4. The LWCF symbol must be displayed on a sign at the site.

Your project was found to satisfactorily meet the LWCF requirements during the recently completed inspection. No further action is needed by your agency at this time. Please be advised that prior to making any changes to a LWCF project site, you should notify the State Parks office. If necessary, we will in turn update the National Park Service of the planned changes.

Detailed information about the LWCF can be found at the Colorado State Parks website: www.parks.state.co.us.

STATE OF COLORADO

John W. Hickenlooper, Governor • Mike King, Executive Director, Department of Natural Resources
Rick D. Cables, Director, Colorado Parks and Wildlife
Parks and Wildlife Commission: David R. Brougham • Gary Butterworth, Vice-Chair • Chris Castilian
Dorothea Farris • Tim Glenn, Chair • Allan Jones • Bill Kane • Gaspar Perricone • Jim Pribyl • John Singletary
Mark Smith, Secretary • Robert Streeter • Lenna Watson • Dean Wingfield
Ex Officio Members: Mike King and John Salazar

Thank you for your role in helping make LWCF an invaluable outdoor recreation resource for the benefit of current and future generations of Americans. Please feel free to contact Melanie Gose at 303-791-1957 Ext 4150 should you have any questions.

Sincerely,



Melanie Gose
Trails Program Assistant
Colorado Parks and Wildlife
13787 S. Highway 85
Littleton, CO, 80125
Melanie.gose@state.co.us

Enclosure(s)

STATE OF COLORADO

John W. Hickenlooper, Governor • Mike King, Executive Director, Department of Natural Resources
Rick D. Cables, Director, Colorado Parks and Wildlife

Parks and Wildlife Commission: David R. Brougham • Gary Butterworth, Vice-Chair • Chris Castilian
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COLORADO PARKS & WILDLIFE

13787 S. Highway 85 • Littleton, Colorado 80125
Phone (303) 791-1954 • FAX (303) 470-0782
wildlife.state.co.us • parks.state.co.us

Project Name: Runyon Park		Project No*: 08-01000	
Project Sponsor: Pueblo County			
Site Name: Runyon Park			
Project Location:	Range:	Township:	Section(s):
Type of Project:	Acquisition ☒	Development ☒	Combination ☐
Project Approval Date: 9/18/89		Inspection Date: 10/11/12	
Inspector: John Buckner		Signature: <i>John Buckner</i>	
Others Involved in Inspection:			

**For inspections that cover more than one award at the park or trail site, list all project numbers above. Under Item #1 or #6 identify the combined scope, when appropriate.*

ACQUISITION PROJECTS

YES NO NA

*** Responses require explanation in Findings and Recommendations Section below.*

1. Number of Acres Acquired: 14.3 Fee Title: Easement:
2. Has the site been developed for public outdoor recreation purposes ☒ Yes ☐ No** ☐ NA
3. If lands have been acquired, but not yet developed, is the interim use being made of the property, if any, agreed to by NPS? ☐ Yes ☐ No** ☒ NA
4. Is the development the same as proposed when land was acquired? ☒ Yes ☐ No** ☐ NA

5. Development consists of: grandstands, fencing, concessions and restrooms, paved paths, parking, landscaping, irrigation, playground, offices, ticketing, etc.

DEVELOPMENT PROJECTS

If this is a trail project, inspector must also complete LWCF Trail Inspection Report.

Construction Project: ☒ Rehabilitation Project: ☐

6. Type and number of facilities built or rehabilitated: restroom and 1,200 foot concrete trail

- YES** **NO** **NA**
- ** Responses require explanation in Findings and Recommendations section below.*
7. Is the development the same as described in project agreement? ☒ Yes ☐ No** ☐ NA
8. Is there evidence of poor workmanship or use of inferior quality materials or construction? ☐ Yes** ☒ No ☐ NA
9. Is upkeep and repair of structures and improvements adequate? ☒ Yes ☐ No** ☐ NA

10. Cite corrective actions described in prior inspection reports: No LWCF sign posted and not open to the public

- ALL PROJECTS** **YES** **NO** **NA**
11. Have all corrective actions noted in item #10 been satisfactorily completed? ☒ Yes ☐ No** ☐ NA
12. Is the property attractive and inviting to the public and is the quality of the area being maintained? ☒ Yes ☐ No** ☐ NA
13. Are there any on-site features which present health or safety problems or signs of vandalism? ☐ Yes** ☒ No ☐ NA
14. Is the area properly signed to allow for user information and safety, and acknowledgement of the Land and Water Conservation Fund? ☒ Yes ☐ No** ☐ NA
15. Is property readily accessible and open to the public during reasonable hours and times of year, with no evidence of discrimination? ☒ Yes ☐ No** ☐ NA
16. Is access to the property and facilities in compliance with ADA Accessibility guidelines and standards. ☒ Yes ☐ No** ☐ NA
17. Is there evidence that any portion of the project site has been converted to other than the intended use? ☐ Yes** ☒ No ☐ NA

FINDINGS AND RECOMMENDATIONS:

Labeled photos documenting site characteristics and compliance or design issues are attached to this report.

The LWCF sign has been posted to a fence at the site on the inside near the playground. I spoke with a
Gentleman at the facility who informed me that the area is open to the public during reasonable hours.
Part or all of the concrete path has been removed to construct the 'New 12 and Under Ball Field' (see
map). The area appears to be very well maintained.

LWCF 5-Year Inspection Photos

Project Name: Runyon Park

Project Sponsor: Pueblo County

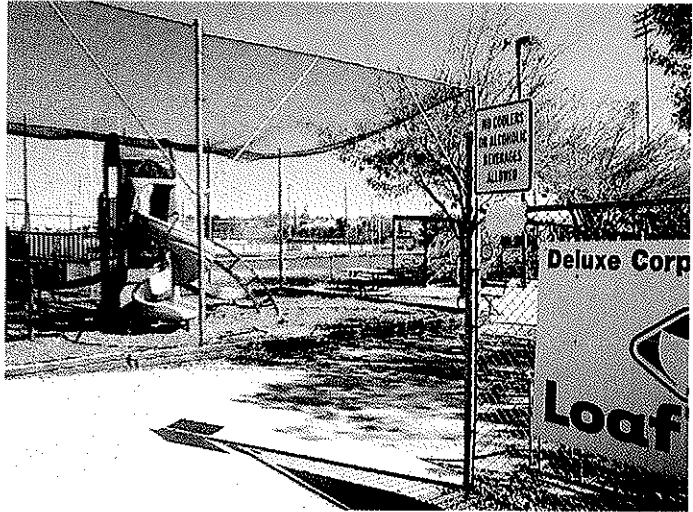
Project Number: 08-01000

Inspection Date: 10/11/12

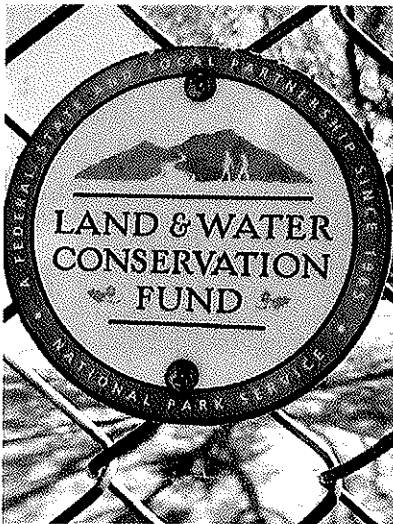
Entrance – landscaping, concessions, fields to left & right



The LWCF sign was posted to this fence.



LWCF Sign



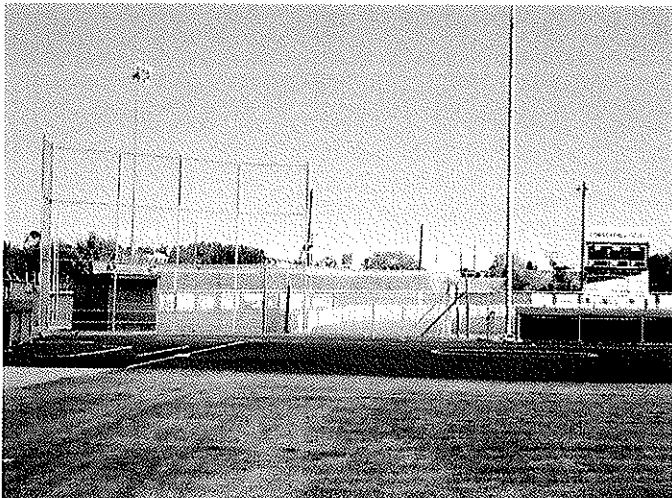
Playground is open to the public.



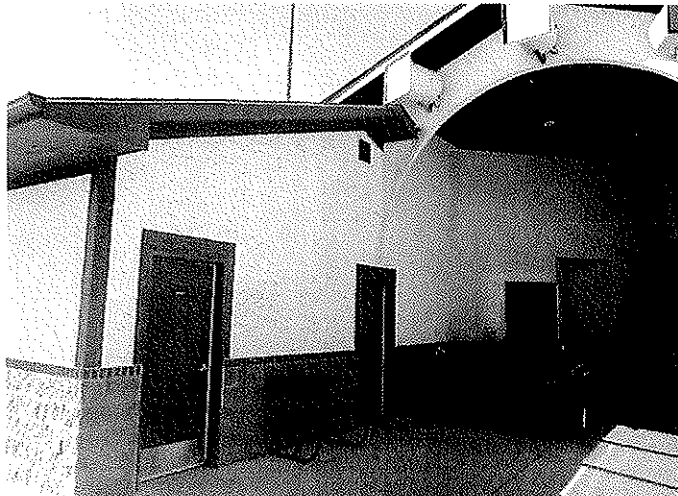
The facility has lighting as well.



One of several well-maintained field.



Facilities – restrooms, ticket counter, and support/maintenance facility



**PUEBLO CONSERVANCY DISTRICT
ASSESSMENT PROJECT
LEVEL OF EFFORT AND FEE ESTIMATE
(Revised July 23, 2012)
PHASE II - DEVELOPMENT OF ASSESSMENT**

TASK DESCRIPTION PHASE II ONLY	NorthStar Engineering and Surveying, Inc.				Arrowhead Appraisals		Altman, et al		Garren Ross & DeNardo		TOTAL HOURS	REIMBURSABLE COST ESTIMATE
	PRIN./P.E.	PRIN./P.L.S.	P.M./P.E.	G.I.S. TECH	CGA	CRA	ATTORNEY	LEG. ASSIT.	CPA	ACCOUNTANT		
Rationale for 3 Tier Assessment	4	-	-	-	12	8	8	2	4	2	40	\$50
Define and Finalize Three Tier Assessment Rates	2	-	2	-	12	12	8	2	16	4	58	-
20 Yr. O&M, etc. Cost Estimates	4	-	24	12	-	-	2	-	4	-	46	\$50
Review Levee Evaluations and Improvement Cost Estimates	8	-	48	20	-	-	2	-	4	-	82	\$50
Refine Flood Insurance Rate Examples	6	-	6	-	-	2	2	-	2	-	18	\$50
Define Benefits to Irrigation Companies	-	2	6	2	12	4	8	-	2	-	36	\$50
Finalize and Document Benefit Analysis	4	-	4	-	4	-	8	-	4	-	32	\$50
Prepare Description of Revised District Boundary	-	16	24	24	4	4	2	-	-	-	74	\$500
Meetings With Board of Directors and Staff (three maximum)	6	-	-	-	6	-	6	-	6	-	24	-
Prepare Final Phase II Report	12	-	12	10	4	2	4	-	4	2	50	\$750
PHASE II PROJECT TOTAL	46	18	126	68	62	32	50	4	46	8	460	\$1,550
HOURLY BILLING RATE	\$140	\$140	\$110	\$75	\$125	\$105	\$205	\$90	\$185	\$100	-	-
FEE ESTIMATE	\$6,440	\$2,520	\$13,860	\$5,100	\$7,750	\$3,360	\$10,250	\$360	\$8,510	\$800	\$58,950	\$1,550
											TOTAL PHASE II COST	\$60,500

**PUEBLO CONSERVANCY DISTRICT
ASSESSMENT PROJECT
LEVEL OF EFFORT AND FEE ESTIMATE
(Revised July 23, 2012)
PHASE III - INPUT AND FINAL ASSESSMENT**

TASK DESCRIPTION PHASE III ONLY	NorthStar Engineering and Surveying, Inc.				Arrowhead Appraisals		Altman, et al		Garren Ross & DeNardo		TOTAL HOURS	REIMBURSABLE COST ESTIMATE
	PRIN./P.E.	PRIN./P.L.S.	P.M./P.E.	G.I.S. TECH	CGA	CRA	ATTORNEY	LEG. ASSIT.	CPA	ACCOUNTANT		
Prepare Information for Formal Stakeholder Presentations	2	-	8	-	2	2	8	2	4	-	28	\$500
Participate in Presentations/Stakeholder Meetings (6 Maximum)	12	-	12	-	12	-	12	-	12	-	60	\$500
Final Adoption of Assessment by Board of Directors	2	-	-	-	2	-	16	2	2	-	24	
PHASE III PROJECT TOTAL	16	0	20	0	16	2	36	4	18	0	112	\$1,050
HOURLY BILLING RATE	\$140	\$140	\$110	\$75	\$125	\$105	\$205	\$90	\$185	\$100	-	-
FEE ESTIMATE	\$2,240	\$0	\$2,200	\$0	\$2,000	\$210	\$7,380	\$360	\$3,330	\$0	\$17,720	\$1,050
										TOTAL PHASE III COST		\$18,770

I. EXECUTIVE SUMMARY

The Pueblo Conservancy District was formed, after petition to the District Court, in 1923. The District was organized pursuant to the Conservancy Law of Colorado, C.R.S. 37-1-101 et seq. These statutes were adopted by the Colorado Legislature in direct response to the catastrophic flood of 1921 in Pueblo. The statutes are attached as Appendix G. The adoption of the statute was not without controversy, however the Colorado Supreme Court held, in 1923 that the statute was constitutional and further held that the maintenance fee established by the statute is a fee and not a tax.

The Board of the Pueblo Conservancy District, in 2012, issued a request for proposal for a review of the process used in assessing the maintenance fee for the District. Pursuant to the RFP the District engaged the team of NorthStar Engineering and Surveying, Inc., Altman, Keilbach, Lytle Parlapiano & Ware, P.C., Garren, Ross & DeNardo, Inc. and Arrowhead Real Estate Appraisals, LLC to perform the review. The team suggested the review and recommendations be divided into three parts, the first part of which was to consist of information and data gathering, review of the process and a Report with recommendations to the Board.

The Pueblo Conservancy District developed the plan for and arranged the bonded funding for the construction that, to this day, provides a barrier to flooding from the Arkansas River into much of the downtown area of Pueblo. The boundary of the District, as created in 1923, is shown at Appendix A. While the dam on the Arkansas River, west of Pueblo, was built in the 1960's, without the levee significant portions of the City could suffer substantial flooding and damage in the event of a large storm event. The Pueblo Conservancy District has continued to provide the maintenance for the levee since its construction.

After Hurricane Katrina struck the Gulf Coast, which resulted in major flooding to the city of New Orleans, the Corps of Engineers was subject to criticism for failure to assure that the levees that protected New Orleans were properly maintained. As a result the Corps of Engineers and FEMA initiated a program of reviewing levees in the United States and updating the flood plain mapping (See Appendix D). The Pueblo Conservancy District was advised that unless the levee was certified the City would lose its protected status which had ensured that flood insurance could be provided at very affordable rates. (See Appendix C regarding FEMA levee certification criteria). Without the availability of affordable flood insurance most forms of financing for property are not available.

The team has concluded that it is necessary for the community to continue to have a levee to protect significant parts of the City which provide essential public health, safety and welfare services to all of the citizens of Pueblo County, (Part IV of this Report). It is not only important to have the levee it is essential to have the levee certified to continue to have affordable flood insurance (Part IV of this Report). Conservancy districts were established by the legislature almost ninety years ago to carry out this very function of

constructing and maintaining levees and this Report concludes, in Part IV, that the Pueblo Conservancy District is the most appropriate entity to continue to maintain the levee.

This Report provides a review of all the property within the District boundaries (Appendix B), a listing of all the parcels in the updated flood plain mapping (Appendix F) and a listing of all property owners in the District (Appendix H). Reference is made in Appendix B and F to those properties that have, historically, been assessed a maintenance fee.

The statutes, Appendix G, provide for an analysis of the benefits of the levee to property both within and outside of the District. The review concluded that without the levee services essential to the public health, safety and welfare would be impaired, to a significant degree, in the event of a major flood event on the Arkansas River. The area that would be subject of flooding hosts both City and County facilities, as well as transportation and communication systems, that are essential to the protection of public safety, health and welfare (Part IV). As a result all of the citizens of both the City and the County receive a benefit from the existence of the levee. Properties within the flood plain receive an additional benefit in the protection of those properties and the availability of affordable flood insurance (Appendix E).

Part V of this Report explores approaches to apportionment of the maintenance fees to properties in the County, properties in the City and the properties within the flood plain. Appendix K provides some hypothetical examples, based on the value of properties within the three different areas, assuming different allocation of value among the three areas.

In going forward, beyond this initial analysis and review, the Board will need to decide if this approach meets the needs and goals of the District. If this question is answered in the affirmative the Board will need to review the issues posed regarding valuation of properties within the flood plain that have no current valuation. In reviewing and proposing an approach that is both equitable and manageable the team is suggesting using the fair market value of the properties in the County, City and District, as a basis for assessing a maintenance fee, given that for the most part these values may be obtained from the Pueblo County Assessor, and for the State assessed properties from the State of Colorado. There are however, City, County and non-profit owned properties that have no current valuation. Different approaches to this challenge are addressed in Part V of the Report.

Lastly, the team will provide some projected cost variables for proceeding with the second and third phases of the analysis and recommendations, based upon different approaches to dealing with non-valued properties.

II. HISTORICAL CONDITIONS

The Pueblo Conservancy District was organized under the Conservancy Law of Colorado

found in Colorado Revised Statute 37-1-101 thru 37-8-101 in response to the catastrophic 1921 flood. The consultant team entered into a contract with the District, dated April 12, 2012, to complete Phase I-Preliminary Phase Services for this Assessment Project. A detailed scope of services for Phase I of this Assessment Project can be found in the consultant team's "Statement of Qualifications" dated March 23, 2012. The focus of the "Preliminary Phase" of this Assessment Project is on the: review of existing data and statutes, identification of existing information available and documentation of additional information required to complete an accurate assessment, and preparation of detailed scope of services and manhour and fee estimates for the assessment methodology to be used on future project Phases. Section VI and VII of this Report include a scope of services, manhour and fee estimate, and project schedule for Phases II and III of the Assessment Project.

Appendix A includes a "Boundary Map and Legal Description" for the Pueblo Conservancy District, Pueblo County, Colorado. That document was prepared by Dan Boyd Surveying and furnished to the consultant team by Mr. Rick Kidd, P.E., District Administrator. That document has been included in this Report, as furnished to the consultant team, without any changes or modifications.

The original assessment methodology used by the Pueblo Conservancy District was developed in or around 1923. Significant data is missing from that original assessment. Also, numerous changes (i.e. parcel usage, flood depths, zoning etc.) have occurred within the District since the original assessment was completed. Additionally, new projects have been constructed which have impacted properties within the District. The most notable of those are the Pueblo Reservoir and the Arkansas River and Wildhorse Creek Levees. None the less, updates to the original assessment have never been made.

NorthStar Engineering and Surveying Inc. (NorthStar) has worked closely with Mr. Chris Markuson, GISP, of the Pueblo County GIS Department to develop a GIS database/dataset for the District's Assessment Project.. District boundary mapping as well as current and historic floodplain mapping was imported into the existing Pueblo County database. A dataset was then developed of all property/parcels which lie within the boundaries of the Pueblo Conservancy District. That dataset is inclusive of both the City and County of Pueblo. The dataset was developed with datafields (attributes) including: identification number, parcel number, owner name and mailing address, tax exempt status, zoning, development status, land assessment, land actual value, improvement value, property taxes, area in square feet, and status with respect to the floodplain. That dataset was also expanded to include a reference to parcels which have historically been assessed a maintenance fee by the Pueblo Conservancy District.

Appendix B includes a listing of all parcels within the District boundaries including those parcels which have been historically assessed. As of the date of publication of this Report, there are 3,804 parcels that lie completely or partially within the District boundaries. The dataset developed for this Assessment Project is searchable and listable by reference to any datafield/attribute.

Appendix H provides a listing of all parcel/property owners in the District. There are currently 2,421 property owners of record for the 3,804 parcels in the District. There maybe some duplication of the owner names due to recordation of the name by Pueblo County (i.e. City of Pueblo; Pueblo, City of; etc.). Of the 2,421 property owners in the District, 610 have historically been assessed for maintenance activities of the District. Those historically assessed owners represent 866 total parcels. During preparation of this dataset, it was discovered that several previously assessed parcels/owners no longer exist (Appendix H.1). Several reasons, such as resubdivision, could explain that discrepancy.

NorthStar Engineering and Surveying, Inc. has reviewed the required operation and maintenance activities of the 2007 Amended Official Plan of the Pueblo Conservancy District approved by the District Court of Pueblo, Colorado on May 29, 2007. That document was reviewed against District budget information for the period of 2004 to 2012 as furnished by Mr. Rick Kidd, P.E., District Administrator. Appendix I contains operational cost estimates and budget data for the District for the period of 2004 thru 2012. We find that the required operation and maintenance activities of the 2007 Amended Official Plan are reasonably reflected in District budgets for the period of 2008 to 2012 (audited reports were neither requested nor reviewed). The largest expenditure line items in the District budgets, and those line items with the largest fluctuations, appear to relate specifically to levee certification, levee design, and levee repair activities. As work proceeds on Phase II of this Assessment Project, additional detail will be required for the actual yearly expenditures on those various activities. Also, the consultant will require detailed information regarding preliminary designs, preliminary cost estimates, evaluation reports, etc. regarding levee improvement projects.

III. FLOOD PLAINS, LEVEES, AND CERTIFICATION

Appendix D includes reduced size drawings of current and historic floodplain maps as they relate to the both the City and County of Pueblo. That mapping will be provided to the District in electronic format upon acceptance of Phase I services. The four floodplain maps included in Appendix D are:

- D-1 City of Pueblo Current Floodplain (prior to levee certification requirements for the Arkansas River and Wildhorse Creek levees)
- D-2 100 Year Arkansas Levee Removal Floodplain (as prepared by Anderson Consulting Engineers, Inc.)
- D-3 100 Year Wildhorse Levee Removal Floodplain (as prepared by Anderson Consulting Engineers, Inc.)
- D-4 Current Pueblo County Floodplain (prior to levee certification requirements for the Arkansas River and Wildhorse Creek levees)

Drawing D-1 and D-4 provide floodplain limits for the City and County of Pueblo as they existed prior to FEMA's concerns regarding existing levees. If the District is successful in certifying existing levees on both the Arkansas River and Wildhorse Creek, it is reasonably anticipated that updated floodplain mapping in the City and County of Pueblo will closely resemble the current mapping shown on drawings D-1 and D-4.

Drawing D-2 and D-3 provide anticipated floodplain limits and potential flooding depths for the Arkansas River and Wildhorse Creek should the levees not be certified and therefore, not provide for flood control. There are major differences between the current and potential floodplains. These differences have major impacts on a large number of properties within the District.

The District boundary mapping and the four floodplain maps are included in the GIS database prepared for this Phase of the Assessment Project. Large scale exhibits showing all parcels within the District complete with boundary and flood plain mapping were prepared. Those exhibits were used to determine which parcels were inside of or outside of the floodplain as well as the District boundaries. Because of the level of detailed required, well over fifty 24"x36" exhibits were prepared to adequately reflect parcel numbers, street locations, floodplain boundaries, etc. Those exhibits are not included within this Report but will be provided to the District in electronic format at the completion of Phase I.

Appendix F provides a listing from the GIS dataset of all parcels in Pueblo County which fall within the floodplain should the levee not be certified. That dataset also includes a reference to all parcels/property owners which have been historically assessed a maintenance fee by the Pueblo Conservancy District. Of the 3,804 total parcels in the District (referenced in Section II), 1,784 parcels lie within said floodplain.

Appendix C contains guidelines from the Federal Emergency Management Agency regarding levee certification and floodplain mapping. The document entitled "Levee Mapping-Complying with 44 CFR 65.10" provides guidelines on how management agencies must certify and maintain levees for accreditation by FEMA. NorthStar has contacted both FEMA and the City of Pueblo for copies of additional correspondence and documentation regarding levee certification. To date, that information has not been received. That documentation, as well as information referenced in Section II, will be required before capital improvement and operating and maintenance cost estimates for levee certification projects can be prepared. That work product will be prepared in Phase 2 of this Assessment Project once additional documentation is received by the consultant.

If the Arkansas River and Wildhorse Creek levees are not certified, approximately 1,000 additional parcels in the City of Pueblo may be required to purchase flood insurance. If the levees are certified, the current flood insurance requirement for those parcels is not anticipated to change. Appendix E provides examples of flood insurance premium calculations for residential and non-residential improvements of varying values.

Please note that B and C Zones shown on the examples relate to Zone X on the current floodplain map. This information is shown for comparative purposes only and is subject to change based on numerous parameters including insurance rates. Available flood insurance is limited for any property to \$500,000 of value plus an additional \$250,000 for contents. As Phase II of the Assessment Project moves forward, additional examples will be prepared to cover the range of potential development conditions and construction types in the potential floodplain.

IV. NEEDS FOR AND BENEFITS OF THE DISTRICT

The enabling legislation for Conservancy Districts was passed by the Colorado Legislature shortly after, and in direct response to, the catastrophic 1921 flood which wreaked devastation on Pueblo. The statute, as currently codified, is attached at Appendix G. The adoption of the statute was not without controversy and resulted in a Colorado Supreme Court decision in 1923, *People ex rel. Setters v. Lee* which is also attached at Appendix G. The *Setters v. Lee* case upheld the constitutionality of the legislation and held that the maintenance fee established by the statute was not a tax but a fee.

In addressing the question of the need for the Pueblo Conservancy District and the benefits conferred there are several sections of the statute to note.

THE STATUTES -CONSERVANCY LAW OF COLORADO

The statute, C.R.S. 37-1-102(3)(a) provides that the words "land" or "property", as used in the statute, includes not only real property as defined in the laws of Colorado but also includes, among others, railroads, telephone lines, gas, sewer and water systems and rights of way of public service companies. Also included among the entities to be considered in an analysis are public corporations "according to the benefits received" (C.R.S. 37-1-102(3)(b)).

The statute establishes that a conservancy district is a political subdivision of the State of Colorado (C.R.S. 37-1-108(6)) and that the statute is to be liberally construed to effect its purposes such being "necessary to secure and preserve the public health, safety, convenience, and welfare ..." (C.R.S. 37-1-103).

The statute established a broad set of purposes (C.R.S. 37-2-101)) and the board of directors is provided with a very broad scope of powers to carry out these purposes (C.R.S. 37-3-103). Included within those powers is the power to perform a variety of works and tasks both in and out of the boundaries of the district (C.R.S. 37-1-1-3 (d), (f), (g), and (h)). There is additionally a broad general grant of power providing the board of directors is "vested with all powers necessary for the accomplishment of the purposes for which the district is organized and no enumeration of particular powers granted shall be construed to impair any general grant of power contained in this section, or to limit any such grant to power of the same class as those enumerated." (C.R.S. 37-3-104)

The statute provides for the appointment by the court of three appraisal commissioners. Among the duties of the appraisal commissioners is the duty to "appraise all benefits and damages accruing to all land within or without the district by reason of the execution of the official plan." (C.R.S. 37-4-101)

The statute, (C.R.S. 37-4-102 (2)), provides the appraisal commissioners are to "appraise the benefits of every kind to all land and property within or without the district which will result from the organization of said district and the execution of the official plan."

The statute has a provision dealing specifically with valuing land, not within the boundaries of the district, which will be affected by the improvements. "If the appraisers find that land not embraced within the boundaries of the district will be affected by the proposed improvement or should be included in the district, they shall appraise the benefits and damages to such land, and shall file notice in the court of the appraisal which they have made upon the lands beyond the boundaries of the district, and to the land which, in their opinion, should be included in the district." (C.R.S. 37-4-103). This provision clearly requires an analysis to be made of any benefits which are received by property outside of the district but appears to leave it up to the appraisal commissioners to give their opinion to the court if they believe such lands should be included in the district.

The statute provides that if property, within or without a district, is benefited but for any reason was not appraised or was not appraised to the extent of the benefits received the board of directors of the district shall direct the board of appraisers to appraise the benefits or the enhanced benefits received by such property. (C.R.S. 37-4-115)

The statute creates three funds, a "preliminary fund", a "construction fund" and a "maintenance fund" (C.R.S. 37-5-101). It is the fee for the "maintenance fund" which is the focus of this review and Report.

The specifics of the purpose and structure of the "maintenance fund" are set out at C.R.S. 37-5-107. As referenced earlier the fee for the "maintenance fund" has been deemed by the Courts to be a fee and not a tax.

THE NEED FOR A CONSERVANCY DISTRICT

The Pueblo Conservancy District was established as a direct result of the 1921 flood and the legislation adopted shortly thereafter to make such a district a legal possibility. The Pueblo Conservancy District sold the bonds necessary and had the levee built to protect the community from future flooding. The dam on the Arkansas River which created the Pueblo Reservoir was not built until the 1960's. Until then the levee was the source of protection for the Pueblo Community from another catastrophic flood. While the dam provides additional flood control it does not provide complete protection as can be seen from the flood plain maps (Appendix D). It was beyond the scope of this

study to examine the additional risk to the community if there should be a failure, in whole or part of the dam. Suffice it to say, if the dam should cease to serve its purpose the risk to the community would be even greater.

The threshold question is if there were no levee would the community be at risk. The flood plain maps clearly indicate the community would be at great risk. The levee continues to provide a valuable protection to the Pueblo Community from severe flooding on the Arkansas River and on Wildhorse Creek.. To have an effective levee requires an entity to maintain that levee. The Conservancy Laws of Colorado provide a specific entity for that type of purpose. The Pueblo Conservancy District has operated efficiently. It has no employees and contracts for all of its services. The boundaries of the district extend beyond the City limits of the City of Pueblo. The City would not be able to exercise the necessary jurisdiction outside its boundaries to effectively carry out the functions of the district. The Conservancy District is the logical entity to continue to maintain the levee to protect the community.

Once you go beyond the issue of the need for the levee and the entity to maintain the levee there is an additional question posed as the result of more recent major floods. When Hurricane Katrina struck the Gulf Coast the City of New Orleans had major flooding which caused incredible damage. Both the Corps of Engineers and FEMA were faulted, the Corps for not ensuring the levees were properly maintained and FEMA for a slow response. As a result FEMA began updating its various flood plain maps and the Corps indicated to Pueblo that unless the levee could be certified that the flood insurance for the community, available because the areas in the FEMA flood plain were considered to be protected by the levee, would no longer be considered as protected areas and thus the cost of flood plain insurance would escalate enormously (see Appendices C, D and E). Thus even if there is a levee which is maintained if it is not certified (Appendix C) it will be treated, for the purpose of flood insurance as if it does not exist. Many real estate loans, for properties located in a flood plain, cannot be made without flood insurance.

Thus not only does the community need the levee and need the levee maintained the community needs the levee to be certified.

BENEFITS

In reviewing the property within the flood plain (Appendices D and F) there are a significant number of properties and facilities owned by the City or the County of Pueblo which provide essential public health, safety and welfare functions. The area also contains essential communication links and major links to the roadway system for emergency services. If there were no levee and there were a flood of catastrophic proportions there would be a major impact on the ability of law enforcement, fire, ambulance, communication and transportation which would place the health, safety and welfare of everyone in Pueblo County at some level of risk. Everyone in Pueblo County, as an example, relies on the Judicial System and the Judicial Building is in the flood

plain. Everyone in the City of Pueblo, as an example, relies on the police department which has its headquarters in the flood plain. In examining Appendix F it can be seen that the number and types of essential services that could suffer a severe disruption in the event of a flood without the levee is widespread. Based upon the statutory provision that all property within or without the district should be considered for any benefit there is a clear benefit to everyone in the County of Pueblo to not have essential health, safety and welfare impacted by a breakdown in the ability to provide emergency and other essential services. Likewise there is a benefit to everyone in the City of Pueblo for the same reason. Given that there are some services that would be disrupted that are primarily of benefit to people who live in the City (although residents of the County who work and shop in the City also have a benefit from these City services) there is an incremental benefit to people in the City over and above the benefit to residents of the County. For the properties within the flood plain there is an additional benefit. The statutes may have contemplated this latter benefit with the provisions at C.R.S. 37-5-104.5, "Determination of special benefits – factors considered".

V. ASSESSMENT METHODOLOGY

COST/BENEFIT ANALYSIS

The majority of the properties with the most value are located within the city limits and are non residential in nature. Examples of what flood insurance would cost is included in Appendix E. Concentrating on the non residential cost of flood insurance with no basement and \$500,000 coverage, the cost would be \$6,550 per year. \$250,000 in coverage would cost \$2,435 per year. Based on preliminary calculations of tier 3, a property with a value of \$500,000 would pay the PCD fee of \$180.42 based on a factor of 0.00036085. A property with a \$5,000,000 value would pay \$1,804.25. This is less than a property carrying \$250,000 in flood insurance coverage would pay.

Assessor records indicate the highest valued property in the flood plain is \$10,845,703. The maintenance fee for this property using the same factor would be \$3,913.67. The figures overwhelming support the Pueblo Conservancy District maintenance fee and the costs associated with complying with FEMA to certify the levee and maintain it.

GENERAL COMMENTS

We have identified all parcels located within the Pueblo Conservancy District that are in the flood plain as shown on the dataset in Appendix B. We have concentrated on the methodology of developing a 3 tier fee that concludes that the entire county benefits by the existence of the levee.

We have developed a dataset of the parcels in the flood plain that receive benefits from the existence of the levee with Assessor values for each parcel. This dataset is included in Appendix F. Many government owned properties do not have a value for the improvements and many privately owned properties owned by tax exempt entities also do

not have improvement values. There is also railroad and utility owned properties that are state assessed with only separate land values for each parcel. There are no real or personal property values for these parcels. The list of these properties is shown in Appendix J with a total of 491 parcels with 44 of those parcels having improvement values.

The comment column indicates what category each ownership falls under using the Assessor abstract codes. Several are unknown. The overall totals are as follows:

Charitable	3	City of Pueblo	169
Pueblo County	39	State Assessed	86
Political Subdivisions	22	Conservancy District	44
Religious	9	Pueblo West Metro	1
Political -- Miscellaneous	14	State Highway Dept.	25
State -- Miscellaneous	23	Federal -- Miscellaneous	49
Unknown	7		

Depending on which plan the District decides to use, there will be approximately 100 properties to physically inspect and value not including the 86 state assessed properties. Those properties will also have to be valued but they might be less difficult depending on the specific data the Assessor has for those parcels.

Of those properties that would need to be valued, many are large and valuable including City Hall, two parking garages, the new police station, Fort Pueblo, Runyon Field, the under construction Judicial Center etc. A discussion of several plans follows.

Plan A:

Disregard all tax exempt properties paying the maintenance fee based on individual values by utilizing the 3 tier system that spreads the fee over all property owners in the county. This would eliminate the need to value those properties. The state assessed properties in the flood plain would still need to be valued, unless the Board would decide that their maintenance fee would be based solely on their valuations in the city and county.

In reviewing the 1923 Star Journal article the last paragraph refers to the general tax of the city and county and the tax rate necessary for the city and county to provide their approximate one-half of the total cost of flood protection.

Without knowing what the city and county owned properties were in 1923 it appears the appraisers believed it was about half of the total. In reviewing what is owned by the city and county now, it may be that these properties would represent approximately half of the total value of the properties located within the flood plain.

The examples provided in Appendix K have the city and county contributing between 50% and 80% of the total targeted maintenance fee of \$341,000.

The religious and charitable properties identified in the flood plain total 12 properties. This is insignificant in the overall flood plain.

The percentages of contribution can change significantly with very little impact on the property owners in tiers 1 and 2. The biggest impact is to tier 3 properties. An equitable and supportable percentage for each tier is the biggest factor in this plan.

This plan would be the most cost effective and easiest to implement and maintain. The Board would have to ultimately determine the contribution rate of each tier.

Plan B:

Value all of the City, County, tax exempt and state assessed properties within the flood plain. Determine what the maintenance fee would be for those properties in the flood plain that receive benefits from the levee by applying a factor to the actual values of all the properties. Tax exempt properties within the District would pay their share of the maintenance fee and the state assessed properties would pay their share of the maintenance fee.

This plan would cost more initially because of the valuation of currently not valued properties. Maintaining this plan could create additional costs for the District as all tax exempt and state assessed properties would have to be updated every two years.

Plan C:

Value all of the City, County, tax exempt and state assessed properties throughout the county so that every property in the county would contribute to the maintenance fee. This plan would be very expensive to initiate and to maintain in the future. The cost and time to initiate would be staggering as would the cost to maintain such a plan. The time to implement this plan is estimated to be at least two years, minimum.

VI. PHASE II SCOPE OF SERVICES/FEE ESTIMATES/SCHEDULE

A detailed scope of services, estimate of proposed manhour and fees, and proposed project schedule for Phase II of the Pueblo Conservancy District Assessment Project will be presented to the Board of Directors at its June 27, 2012 meeting.

VII. PHASE III SCOPE OF SERVICES/FEE ESTIMATE/SCHEDULE

A detailed scope of services, estimate of proposed manhours and fees, and proposed project schedule for Phase III of the Pueblo Conservancy District Assessment Project will be presented to the Board of Directors at its June 27, 2012 meeting.

Analysis of Flood Zone Rating for Zones A vs. B & C (Pueblo, CO)
Pre-Firm Rates

Description of Analysis: The following examples represent the estimated difference in flood insurance premiums between the current B and C zones and the A zone.

Example 1

	Limit	A Zone		B/C Zones		Difference
		A Zone	Premium	B/C Zones	Premium	
Single-family no basement	\$ 100,000.00	0.76/0.66	\$ 720.00	0.91/0.24	\$ 642.00	
Contents	\$ 50,000.00	0.96/1.18	\$ 287.50	1.39/0.43	\$ 455.00	
Total			\$ 1,007.50		\$ 1,097.00	\$ (89.50)

A Zone			
Rates w/o Basement			
Building		Contents	
0.76	0.66	0.91	0.24

B/C Zone			
Rates w/o Basement			
Building		Contents	
0.91	0.24	1.39	0.43

Example 2

	Limit	A Zone		B/C Zones		Difference
		A Zone	Premium	B/C Zones	Premium	
Single-family no basement	\$ 250,000.00	0.76/0.66	\$ 1,710.00	0.91/0.24	\$ 1,002.00	
Contents	\$ 100,000.00	0.96/1.18	\$ 407.50	1.39/0.43	\$ 670.00	
Total			\$ 2,117.50		\$ 1,672.00	\$ 445.50

Example 3

	Limit	A Zone		B/C Zones		Difference
		A Zone	Premium	B/C Zones	Premium	
Single-family w/basement	\$ 100,000.00	0.81/0.97	\$ 874.00	1.03/0.35	\$ 758.00	
Contents	\$ 50,000.00	0.96/0.99	\$ 487.50	1.57/0.50	\$ 517.50	
Total			\$ 1,361.50		\$ 1,275.50	\$ 86.00

A Zone			
Rates w Basement			
Building		Contents	
0.81	0.97	0.96	0.99

B/C Zone			
Rates w Basement			
Building		Contents	
1.03	0.35	1.57	0.50

Example 4

	Limit	A Zone		B/C Zones		Difference
		A Zone	Premium	B/C Zones	Premium	
Single-family w/basement	\$ 250,000.00	0.81/0.97	\$ 2,329.00	1.03/0.35	\$ 1,283.00	
Contents	\$ 100,000.00	0.96/0.99	\$ 982.50	1.57/0.50	\$ 767.50	
Total			\$ 3,311.50		\$ 2,050.50	\$ 1,261.00

Example 5

	Limit	A Zone		B/C Zones		Difference
		A Zone	Premium	B/C Zones	Premium	
Non-Residential no basement	\$ 250,000.00	0.83/1.31	\$ 2,435.00	0.85/0.24	\$ 1,667.50	
Contents (above ground level and higher floors)	\$ 100,000.00	1.62/0.99	\$ 1,620.00	1.12/0.36	\$ 1,120.00	
Total			\$ 4,055.00		\$ 2,787.50	\$ 1,267.50

A Zone			
Rates w/o Basement			
Building		Contents	
0.83	1.31	1.62	0.99

B/C Zone			
Rates w/o Basement			
Building		Contents	
0.85	0.24	1.12	0.36

Example 6

	Limit	A Zone		B/C Zones		Difference
		A Zone	Premium	B/C Zones	Premium	
Non-Residential no basement	\$ 500,000.00	0.83/1.31	\$ 6,550.00	0.85/0.24	\$ 2,267.50	
Contents (above ground level and higher floors)	\$ 250,000.00	1.62/0.99	\$ 3,420.00	1.12/0.36	\$ 2,040.00	
Total			\$ 9,970.00		\$ 4,307.50	\$ 5,662.50

Example 7

	Limit	A Zone		B/C Zones		Difference
		A Zone	Premium	B/C Zones	Premium	
Non-Residential w/basement	\$ 250,000.00	0.88/1.29	\$ 2,507.50	1.09/0.35	\$ 2,170.00	
Contents (basement and above)	\$ 100,000.00	1.62/2.20	\$ 1,620.00	1.82/0.71	\$ 1,820.00	
Total			\$ 4,127.50		\$ 3,990.00	\$ 137.50

A Zone			
Rates w/Basement			
Building		Contents	
0.88	1.29	1.62	2.20

B/C Zone			
Rates w/Basement			
Building		Contents	
1.09	0.35	1.82	0.71

Example 8

	Limit	A Zone		B/C Zones		Difference
		A Zone	Premium	B/C Zones	Premium	
Non-Residential w/basement	\$ 500,000.00	0.88/1.29	\$ 5,732.50	1.09/0.35	\$ 3,045.00	
Contents (basement and above)	\$ 250,000.00	1.62/2.20	\$ 4,630.00	1.82/.071	\$ 3,440.00	
Total			\$ 10,362.50		\$ 6,485.00	\$ 3,877.50

* Hub International Insurance Services makes no guarantee as to the accuracy of the figures presented.

Pueblo Conservancy District
 Example of Application of Tiered Billing
 at Various Contribution Percentages

		Contribution Percentage	Total Estimated Property Values	Estimated Revenue Generated	Fee Rate Applied	Estimated Cost per \$100,000 of Property Value
Tier I	Pueblo County	25.00%	\$4,408,000,000	\$85,250	\$0.00001934	\$1.93
Tier II	Within City of Pueblo limits	50.00%	\$6,076,500,000	\$170,500	\$0.00002806	\$2.81
Tier III	Within Flood Plain only	25.00%	\$283,500,000	\$85,250	\$0.00030071	\$30.07
	Totals	100.00%	\$10,768,000,000	\$341,000		

General Notations and Assumptions

- 1) Tier I represents property within Pueblo County which is not within the City of Pueblo limits and not in the flood plain.
- 2) Tier II represents property in the City of Pueblo limits but not in the flood plain.
- 3) Tier III represents property within the flood plain.
- 4) The contribution percentage is the percentage of total revenue generated by the application of the fee from property owners in each Tier.
- 5) The total estimated property values represent an estimate of the total value of nonexempt property within each Tier. Exempt property represents properties owned by local governments and certain nonprofit organizations.
- 6) Total values were derived from the Pueblo County Abstract of Assessment and the State Assessment. The value within the flood plain was derived from the Pueblo County Abstract of Assessment plus an estimate of the portion of the State Assessed property within the flood plain.
- 7) For purposes of this illustration, it has been assumed the target revenue amount is \$341,000. There has been no adjustment for different target amounts or the costs associated with collecting the assessed fees.
- 8) The fee rate applied is the computed rate resulting from the assumptions made for contribution percentage and property values.
- 9) The estimated for a property with a market value of \$100,000 in each Tier is for illustration purposes only.

Pueblo Conservancy District
Example of Application of Tiered Billing
at Various Contribution Percentages

		Contribution Percentage	Total Estimated Property Values	Estimated Revenue Generated	Fee Rate Applied	Estimated Cost per \$100,000 of Property Value
Tier I	Pueblo County	10.00%	\$4,408,000,000	\$34,100	\$0.00000774	\$0.77
Tier II	Within City of Pueblo limits	60.00%	\$6,076,500,000	\$204,600	\$0.00003367	\$3.37
Tier III	Within Flood Plain only	30.00%	\$283,500,000	\$102,300	\$0.00036085	\$36.08
	Totals	100.00%	\$10,768,000,000	\$341,000		

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Pueblo Conservancy District
Example of Application of Tiered Billing
at Various Contribution Percentages

		Contribution Percentage	Total Estimated Property Values	Estimated Revenue Generated	Fee Rate Applied	Estimated Cost per \$100,000 of Property Value
Tier I	Pueblo County	20.00%	\$4,408,000,000	\$68,200	\$0.00001547	\$1.55
Tier II	Within City of Pueblo limits	50.00%	\$6,076,500,000	\$170,500	\$0.00002808	\$2.81
Tier III	Within Flood Plain only	30.00%	\$283,500,000	\$102,300	\$0.00036085	\$36.08
	Totals	100.00%	\$10,768,000,000	\$341,000		

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Pueblo Conservancy District
Example of Application of Tiered Billing
at Various Contribution Percentages

		Contribution Percentage	Total Estimated Property Values	Estimated Revenue Generated	Fee Rate Applied	Estimated Cost per \$100,000 of Property Value
Tier I	Pueblo County	30.00%	\$4,408,000,000	\$102,300	\$0.00002321	\$2.32
Tier II	Within City of Pueblo limits	50.00%	\$6,076,500,000	\$170,500	\$0.00002806	\$2.81
Tier III	Within Flood Plain only	20.00%	\$283,500,000	\$68,200	\$0.00024056	\$24.06
	Totals	100.00%	\$10,768,000,000	\$341,000		

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Pueblo Conservancy District
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 at Various Contribution Percentages

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Tier I	Pueblo County	30.00%	\$4,406,000,000	\$102,300	\$0.00002321	\$2.32
Tier II	Within City of Pueblo limits	60.00%	\$6,076,500,000	\$204,600	\$0.00003367	\$3.37
Tier III	Within Flood Plain only	10.00%	\$283,500,000	\$34,100	\$0.00012028	\$12.03
	Totals	100.00%	\$10,766,000,000	\$341,000		

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THE PUEBLO CHIEFTAIN

State of Colorado)

Pueblo Chieftain

RICK KIDD
 PUEBLO CONSERVANCY DIST
 PO BOX 234
 PUEBLO CO 81002-0234

REFERENCE: 811122
 L53303 PROPOSED BUDGET 2013

GERRI ELIZONDO, being first duly sworn upon her oath says: That she is a representative of THE STAR-JOURNAL PUBLISHING CORPORATION, and has personal knowledge of the facts set forth herein; that said Corporation is a corporation organized under the laws of the State of Colorado and that its principal office and place of business is in the city of Pueblo, in the County of Pueblo, in the State of Colorado; that it is the proprietor, printer and publisher of THE PUEBLO CHIEFTAIN, which is, and at all times herein mentioned was a daily newspaper of general circulation printed and published in said City of Pueblo; that said newspaper is, and at all times herein mentioned was, published daily: has been admitted to the United States Mails as a second class matter under the provisions of the Act of Congress of March 3, 1879, and any amendments thereof, and is duly qualified for publishing legal notices and advertisements within the meaning of the laws of the state of Colorado of which is attached a true copy cut from said newspaper and was published on the following dates:

PUBLISHED ON: 12/05 12/07 12/09

FILED ON: 12/09/12

In witness whereof, I have hereunto set my hand this 12 day of December A.D. 20 12

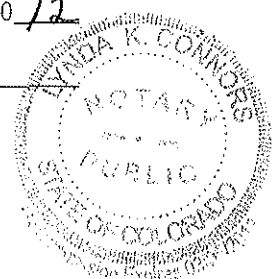
Subscribed and sworn to before me this 12 day of December A.D. 20 12
 My commission expires March 5, 2013.

Notary Lynda K Connors

PUEBLO CONSERVANCY DISTRICT
 NOTICE OF PROPOSED BUDGET

The Board of Directors of THE PUEBLO CONSERVANCY DISTRICT, hereby gives notice that the proposed budget for the fiscal year commencing January 1, 2013 shall be open for inspection by the public at the office of the District at 1001 East Evans Avenue, Pueblo, Colorado at such times as may be arranged by appointment with the District Administrator, Rick Kidd, whose phone number is (719)544-5239. The Board of Directors will consider the final adoption of such proposed budget on the 13th day of December, 2012, at 10:30 a.m. at the meeting place of the District, Southeastern Colorado Heritage Center, 201 West B Street, Pueblo, Colorado. Any interested elector may inspect such proposed budget and file or register any objections thereto at any time prior to the final adoption of the budget.

L53303



**BANNER &
BOWER, P.C.
Attorneys at Law**

P.O. Box 583
Pueblo, CO 81002-0583

Pueblo Conservancy District
rickkidd@kiddengineering.com

October 03, 2012

Invoice # 11305

Professional Services

9/25/2012 DJB Attend Special Meeting (4PM);

SUBTOTAL:

[400.00]

For professional services rendered

Amount
\$400.00

Additional Charges :

Appraisal of Benefits

9/26/2012 Payment Advanced to LexisNexis File-Serve

6.00

SUBTOTAL:

[6.00]

Total additional charges

\$6.00

Total amount of this bill

\$406.00

Previous balance

\$400.00

Accounts receivable transactions

9/26/2012 Payment - Thank You

(\$400.00)

Total payments and adjustments

(\$400.00)

Balance due

Amount

\$406.00

We would like to send your statement by E-Mail in place of postal service.
If you have E-Mail, please send your address to us with this payment.

This bill represents charges from 9/5/12 through 9/28/2012 as well as any previous balance.
All balances are ~~due~~ *due and payable within ten (10) days* of receipt of this statement.

Please make checks payable to:
BANNER & BOWEN
(719) 544-5086

**BANNER &
BOWER, P.C.**
Attorneys at Law

P.O. Box 583
Pueblo, CO 81002-0583

Rick Kidd
rickkidd@kiddengineering.com

October 03, 2012

Invoice # 191742

	<u>Amount</u>
Previous balance	\$82.00
Balance due	<u>\$82.00</u>

We would like to send your statement by E-Mail in place of postal service.
If you have E-Mail, please send your address to us with this payment.

This bill represents charges from 9/5/12 through 9/28/2012 as well as any previous balance.
All balances are *due and payable within ten (10) days* of receipt of this statement.

Please make checks payable to:
BANNER & BOWER, P.C.
(719) 544-5086

Del Olivas
 Make Check Payable To:
 Pueblo County Treasurer
 215 West 10th Street - Room 110
 Pueblo, CO. 81003-2935
 (719) 583-6015

PARCEL	TYPE	TAX YEAR	TAX DISTRICT
04-330-00-041	REAL	2012	70US

2012 Tax Notice

04-330-00-041

HAWKINS DAVID P + JANET
 1 MC CORMICK LN
 PUEBLO CO 81001-4260 U S A

LEGAL DESCRIPTION (MAY BE INCOMPLETE)

TR OF LAND IN THE NE 1/4 OF SEC
 33-20-64, DESC AS FOLLS; LOT 12 +
 THAT POR OF LOT 13 BLK 2 MEADOW
 GARDENS + A POR OF THE UNNAMED OR
 UNNUMBERED TR ADJ ON THE N + W OF
 SD LOTS 12 + 13 BLK 2 MEADOW GARDEN
 S DESC AS: BEG AT A PT ON THE E LN
 OF SD LOT 13 OR THE W LN OF MEAD
 AVE 304 FT S OF THE N E COR OF SD
 LOT 13, TH W PAR WITH THE S LN OF
 SD LOT 13, 642 1/2 FT TO A PT; TH S
 PAR THE E LN OF SD LOTS 13 + 12 TO
 A PT ON THE N + S C/L BETW LOTS 1 +

LOCATION: 1 MCCORMICK AVE

Taxing Authority	Mill Levy	Amount
PUEBLO COUNTY	30.959	5.66
SCHOOL DIST 70 GENERAL	27.243	4.98
SCHOOL DIST 70 BOND RED	12.000	2.20
REGIONAL LIBRARY	5.293	0.97
PUEBLO RURAL FIRE GEN	23.280	4.26
S E COLO WATER CONSERV	0.944	0.17
LOWER ARK VALLEY WATER CONS	1.502	0.27
PUEBLO RF STATION BOND	0.988	0.18
SA Pueblo Consrv Dist Maint Fund		2.43

Actual Value	2300
Assd. Land Value	183
Total Assd. Value	183
Mill Levy	102.209
Tax	\$18.70
Other Charges	2.43
Total Tax	21.13

Without State Aid Your School Tax Rate Would
 Be 95.758 Instead of 27.243

Internet Payments made by Credit Cards
 or E-Check can be made at:
county.pueblo.org/government/county/treasurer
 For assistance with online payments call (800) 487-4567

WHEN YOU PROVIDE A CHECK AS PAYMENT YOU AUTHORIZE A ONE-TIME ELECTRONIC FUNDS TRANSFER FROM YOUR ACCOUNT. THE CHECK WILL NOT BE RETURNED AND THE FUNDS MAY BE DEBITED AS SOON AS THE SAME DAY.

First Half Payment Coupon

Parcel Number:
 04-330-00-041

Owner:
 HAWKINS DAVID P + JANET

Amount Due:

Includes Other Charges

Return this Coupon
 With Payment to:
 Pueblo County Treasurer
 215 West 10th Street - Room 110
 Pueblo, CO. 81003-2935

Due By Feb. 28, 2013

Retain Top Portion For Your Records

Second Half Payment Coupon

Parcel Number:
 04-330-00-041

Owner:
 HAWKINS DAVID P + JANET

Amount Due:

Includes Other Charges

Return this Coupon
 With Payment to:
 Pueblo County Treasurer
 215 West 10th Street - Room 110
 Pueblo, CO. 81003-2935

Due By June 15, 2013

Full Payment Coupon

Parcel Number:
 04-330-00-041

Owner:
 HAWKINS DAVID P + JANET

Amount Due:

\$21.13

Includes Other Charges

Return this Coupon
 With Payment to:
 Pueblo County Treasurer
 215 West 10th Street - Room 110
 Pueblo, CO. 81003-2935

Due By April 30, 2013