

MINUTES OF THE AUGUST 26, 2026

REGULAR MEETING OF THE PUEBLO CONSERVANCY DISTRICT

Directors Present: Jim Pioreschi, Ron Serna, Dennis Maroney, Corinne Koehler, Boney Cosyleon, Paul Willumstad, Heather Barton, Bree Rodriguez, Donna Phillips

Also Present: Lisha Coultrip, Attorney
Scott Hobson, Administrator
Mike Cuppy, Northstar Engineering
Tia Monson, Lake Runyon Watchperson
Josua Johnson, Pueblo County Emergency Management Coordinator
Jennifer Wagoner, Deputy Director, Pueblo County Planning Department
Miles Lucero, Pueblo County Commissioner

The regular meeting of the Pueblo Conservancy District was called to order by President Pioreschi at 10:00 am.

Minutes

Koehler moved to approve the minutes. Serna seconded. All in Favor. Motion carried.

Public Forum

None

Marisa Lopez Recognition

Marisa was not at meeting. Scott has a plaque for her. He will get to her.

Guest Speaker

Joshua Johnson, Pueblo County Emergency Management Coordinator, Jennifer Wagoner coordinating emergency water shed protection, and Miles Lucero, Pueblo County Commissioner all spoke about the flooding and eroding from the Aspen Acres Fire Areas. The Emergency Water Shed Protection is part of USDA and goes in and identifies items that need to be done ahead of a rain storm. Four teams were in burn scar area for a week and a half and assessed that over 100 acres need to be addressed. They will only be protecting existing structures from debris flows. The NRCS will provide a list of dire needs to the County Commissioners. The Federal Government will fund 75%. The remaining 25% can come from someone other than the Federal Government. The amount of the assessment is 17.4 million dollars. The remaining 25% amounts to 4.7 million dollars. The County has already spent \$280,000.00 on clean up. Miles Lucero said that the County does not have a reserve fund to pull money from. He did say the County Road and Bridge will divert any money left towards this. They are requesting whatever amount PCD is willing to give. Pioreschi said that this will be discussed by the Board and they will get back to them on an amount.

Arts Committee

Proposals

Heather Sullivan “Bullriding”

Tia Monson “Pueblo Pioneer Cemetery”

Tia Monson “Medal Of Honor”

Tia Monson “Runyon Lake”

Sarah Ballard “The Central Block Fire”

Prioreschi called for discussion before approving. Phillips would like to table “The Central Block Fire” until the Art Committee Meeting in October for more discussion and will bring back to PCD meeting next month. Phillips made motion to approve all with the exception of “The Central Block Fire”. Willumstad seconded. All in favor. Motion carried. Koehler said she had been getting questioned about the John Mendoza Carousel Mural not being approved. It was agreed that it will be brought back to table next month.

Sculptures

None

Marketing Committee

Koehler said Tia submitted a draft of the 2027 Calendar and the committee will be meeting Monday and they will review it. She also said she has more cards and brochures at her office if anyone needs them. She only has about forty cards and will need to get more printed if need be. Cosyleon said on Saturday, September 12, 2026 the American Discovery Trail bike riders will be riding thru Pueblo and PCD will have a welcoming committee with water and such for them at Lee Bridge. This is a National ride that has been in place since 1976.

Treasurers Report

Accountant’s Compilation Reports

Cosyleon reviewed the reports assets and revenues with the board.

Payment of Bills

Phillips moved to approve payment of bills. Koehler seconded. All in favor. Motion carried.

PLEASE SEE LAST 3 PAGES AT THE END OF THE MINUTES FOR BREAKDOWN.

Old Business

Moffat Parking/Trailhead & Tree Remediation

Priorreschi said Moffat Parking Lot looks really good. He told Board to go out and look at it. The lights are up. Dillon from Miller Pipeline gave Scott an estimate on the striping of the hammerhead turnaround section in the parking lot. The cost of striping to restrict people from backing into this area is \$720.00. Willumstad moved to approve cost to fix damage. Koehler seconded. All in favor. Motion carried. Koehler suggested putting up a sign recognizing that this was a PCD project. Priorreschi said by the bridge there is a safety issue and it needs to be reinforced and debris building up in the box and needs to be removed. The cost to do this is \$5,381.00. Koehler moved to approve work to be done tentatively after discussion with the City. Phillips seconded. All in favor. Motion carried. Priorreschi said tree trimming and removal of some trees and sucker trees will be cleared 30 to 40' above parking lot. All Seasons Tree Service gave a bid of \$9,900.00. Koehler moved to approve. Phillips seconded. All in favor. Motion carried.

Wildhorse Crossing Project Update

Priorreschi met out there yesterday and did a punch list. One item that needs to be done is house keeping on the riprap. There is sediment in there from the rain storms. Koehler asked about a guardrail being installed. Priorreschi talked about delineators like the one on Elizabeth. These would be 2' tall and 30' apart. They will look like barriers but they will swing open. These would be yellow and would be deflective. Koehler moved to approve. Cosyleon seconded. All in favor. Motion carried.

New Business

Financing Of The South Slope Paving Project

Hobson researched the CWCB Loan Program and The Water Project Loan Program. The CWCB is a large scale loan. 10 million to 100 million. Loan applications under 10 million are received monthly. They take 3 to 5 months if approved. Interest rates are as follows: Low income rates are 3.35%, middle income rates are 3.8% and high income rates are 4.3%. PCD would apply for the low income rate. The application requires a loan feasibility study. Northstar said the cost of the Levee and Trail replacement would be around 8 million. It was discussed to take 50% out of reserves and 50% from loans. The project would take 2 seasons. Willumstad made motion to go forward with CWCB loan application for 50%. Phillips seconded. All in favor. Motion carried.

Assistance With Matching Funds For Aspen Acres Flooding And Erosion Grant Funds

Priorreschi has proposed \$250,000.00 to \$500,000.00 to be approved. Koehler made motion to approve \$500,000.00 donation. Serna seconded. Discussion was had and it was approved on the contingency of approval of each project being done. Koehler made motion to approve \$500,000.00 subject to a resolution prepared by Don Banner and Lisha Coultrip subject to

review. This amount will be included in next years budget. Serna seconded. All in favor. Motion carried. PCD would like to be recognized for the donation.

Sponsorship For Nature & Wildlife Center Fund Raiser

Koehler said September 25, 2026 the Nature & Wildlife Discovery Center is having a fundraiser dinner at the Union Depot to clean up Beulah Mountain Park & The Nature Center. Maroney made motion to donate \$ 5,000.00. Barton seconded. All in favor. Motion carried. Koehle said 10 tickets are available for Board members.

2027 Budget Timeline

Hobson handed out 2027 Budget Packet with different steps of the budget. New month draft budget will be on next months meeting agenda. Prioreshi recommended having Don Banners office scan the signed minutes and have put on website. Maroney made motion to approve. Cosyleon seconded. All in favor. Motion carried.

President's Report

Prioreshi said he covered everything during meeting. He wants to thank Board for approving Aspen Acres funding.

Administrator's Report

Hobson has been sending the cards Corinne had printed and Thank Yous to everyone that attended the Meet N Greet.

Other Business As May Be Brought Before the Board

None

Adjournment

Meeting adjourned at 11:57 a.m.

2026 SCHEDULED MEETING DATES

September 23, 2026	October 28, 2026
November 18, 2026	December 16, 2026

(Meetings will be at 10:00 am unless posted otherwise).

APPROVED

James B Prioreshi, President

Ron Serna, Secretary

PUEBLO CONSERVANCY DISTRICT

AUGUST-SEPTEMBER 2026

DEBITS - BANK OF THE SAN JUANS - OPERATIONS & MAINTENANCE ACCOUNT

VENDOR	ITEM	AMOUNT
Black Hills Energy	Lake Runyon Lighting Electrical Billing	\$ 167.51
MGPM, PC	Accounting Services Aug 1 - Aug 31 Inv 71404	\$ 1,002.34
Banner, Bower & Coultrip, PC	Attorney Fee - Invoice 14250	\$ 1,000.00
JS Hobson Planning Solutions	Administrator Fee - Invoice	\$ 3,000.00
	Reimbursement - Director Lopez Plaque & Postage	\$ 59.72
Leslie Lucero-Pryor	Administrative Fees for August	\$ 500.00
Tia Monson	Mural Arts Coordinator - Sept 26	\$ 1,500.00
	Lake Runyon Watchperson - Sept 18	\$ 400.00
	Historic Runyon Mural	\$ 1,000.00
Director Cosyleon	Director Fees-Treasurer	\$ 300.00
Director Koehler	Director Fees-Vice President	\$ 300.00
Director Barton	Director Fees	\$ 200.00
Director Maroney	Director Fees	\$ 200.00
Director Phillips	Director Fees	\$ 200.00
Director Pioreschi	Director Fees-President	\$ 500.00
Director Guerra-Rodriguez	Director Fees	\$ 200.00

Director Serna	Director Fees-Secretary	\$ 300.00
	27 miles @ \$0.70/mi - mileage for Sept - Levee graffitti, etc.	\$ 19.60
Director Willumstad	Director Fees	\$ 200.00
Waste Connections of Colorado, Inc	Inv 5925652V316 Dumpster Runyon Parking Lot 9-1 to 9-30 2026	\$ 241.44
Southern Colorado Services & Recycling	Inv. I20927 8-23-26 Porta Potties & Servicing at Runyon Lake	\$ 324.00
JERBCO, LLC	Invoice 2026-30August Website Maintenance	\$ 200.00
Colorado Water Conservation Board	2026 Loan Payment	\$ 1,102,488.59
All Season Tree Service	Tree Trimming & Removal -Moffatt Parking Inv 471	\$ 4,200.00
Spaccamonti Excavating, LLC	Cutting Weeds and Tree Removal	\$ 9,971.25
Nature and Wildlife Discovery Center	Land & Legacy Event Sponsorship	\$ 5,000.00
Bank of the San Juans	Credit Cards	\$ -

Northstar Engineering	Consultations, Artwork and Recreational Opportunities, Attend meetings and reporting \$1,940.00 & Maintenance Assessment Over Charges Review \$7,520.00 thru Aug 24, 2026- Inv 28084	\$9,460.00
	Consultations, Artwork and Recreational Opportunities, Attend meetings and reporting \$1,170.00 & Maintenance Assessment Over Charges Review \$7,280.00 thru Sep 21, 2026- Inv 28110	\$8,450.00
MFA REFUNDS		
SUBTOTAL OF MFA REFUNDS THIS PERIOD		\$ -

	TOTAL OPERATING EXPENSES -- FUNDS TO BE TRANSFERRED FROM THE RESERVE ACCOUNT TO THE OPERATING ACCOUNT	\$ 1,151,384.45
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DEBITS - BANK OF THE SAN JUANS - CONSTRUCTION DRAW ACCOUNT

Miller Pipeline	MOFFAT PARKING LOT:	
	-	
	<u>PERIOD ENDING AUGUST 24, 2026</u>	
	Moffat Parking Lot	\$ -
	WILDHORSE CREEK WATER CROSSING:	
	<u>PERIOD ENDING AUGUST 24, 2026</u>	
	Wildhorse Creek Water Crossing	
	Miller Pipeline Subtotal	\$ -
NorthStar Engineering	ARKANSAS RIVER LEVEE, ETC:	
	<u>PERIOD ENDING JULY 27, 2026</u>	
	Wildhorse Creek trash rack and crossing, Civil Engineering, Construction Management - Inv 28062	\$ 5,610.00
	Moffatt Street Parking Lot survey and parking lot design - Inv 28063	\$ 3,280.00
	NorthStar Subtotal	\$ 8,890.00
	<u>PERIOD ENDING AUGUST 24, 2026</u>	
	Civil Site Engineering for South side slope paving and Trail from Railroad Bridge to Moffat - 28085	\$ 2,650.00

	Wildhorse Creek trash rack and crossing, Civil Engineering, Construction Management - Inv 28086	\$ 5,100.00
	Moffatt Street Parking Lot survey and parking lot design - Inv 28087	\$ 1,650.00
		\$
	NorthStar Subtotal	9,400.00
	<u>PERIOD ENDING SEPTEMBER 21, 2026</u>	
	-	
	Civil Site Engineering for South side slope paving and Trail from Railroad Bridge to Moffat - 28111	\$ 7,140.00
	Wildhorse Creek trash rack and crossing, Civil Engineering, Construction Management - Inv 28112	\$ 4,220.00
	Moffatt Street Parking Lot survey and parking lot design - Inv 28113	\$ 1,710.00
		\$
	NorthStar Subtotal	13,070.00
	TOTAL CONSTRUCTION EXPENSES -- FUNDS TO BE TRANSFERRED FROM THE RESERVE ACCOUNT TO THE DRAW ACCOUNT	\$ 31,360.00

DEBITS - BANK OF THE SAN JUANS RESERVE ACCOUNT		
Pueblo Conservancy District	CWCB Loan Payment Already Paid (8-27- 2026) from the Reserve Account	\$ 1,102,488.59
Pueblo Conservancy District	Transfer to Operating Account	\$ 48,895.86
Pueblo Conservancy District	Transfer to Draw Account	\$ 31,360.00
		\$ 80,255.86