

MINUTES OF THE JULY 22, 2026

REGULAR MEETING OF THE PUEBLO CONSERVANCY DISTRICT

Directors Present: Jim Pioreschi, Ron Serna, Dennis Maroney, Corinne Koehler, Boney Cosyleon, Marisa Lopez, Paul Willumstad

Also Present: Lisha Coultrip, Attorney
Scott Hobson, Administrator
Mike Cuppy, Northstar Engineering
Tia Monson, Lake Runyon Watchperson
Kurt Patrick, City Of Pueblo Stormwater Department

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

Minutes

Corinne moved to approve the minutes. Dennis seconded. All in Favor. Motion carried.

Public Forum

None

Welcome New Board Member – Heather Barton

Heather does not start until the September Board meeting.

Guest Speaker

Kurt Patrick gave a presentation on the Pueblo Master Drainage Plan for the State Fair and Bessemer neighborhood. Phase 3. An overview study area was a little over 1600 acres. Their consultant analyzed the flood areas and areas exposed to flooding during a 100 year flood event. 89% of storm sewer system is undersized and could not handle flooding. They looked at alternatives. They need to develop detention basins within these neighborhoods since they were developed at a high density prior to any stormwater detention requirements. The concept they came up with is disconnecting a couple of systems and rerouting the stormwater into a new storm sewer down Lake Avenue and a new outfall to the river. They could increase the size of the stormwater piping that is currently installed at the rail road crossing adjacent to the river. Implementing only one option is not going to fix all the stormwater issues in these neighborhoods. They want to choose the projects that make the biggest impact, based on the available funding from the city's stormwater enterprise fund. All the needed improvements are estimated to cost \$26 million dollars..

Arts Committee

Proposals

Lea Rankin "Rather Be Fishing"

Kirk Shiflett "Historic Pueblo, CO"

Tia Monson "Chuckwagon"

Willumstad made motion to approve proposals. Koehler seconded. All in favor. Motion carried.

Proposed Changes To Mural Policies & Guidelines

Serna met with Don Banner to discuss changes to mural policies and guidelines. A proposal was made to have three art committee members and two community members make decisions for mural approvals. Serna wants to add two artists to the committee to approve murals for the Levee. Koehler made motion for approval for discussion. Lopez seconded. Koehler does not agree that the art committee should have final say on what murals are approved for the Levee. Vote was called for new proposal. One in favor and the remainder were opposed. Lisha will take back to Don and they will rework the proposal.

Sculptures

None

Marketing Committee

Koehler said committee met and they have more cards left if anyone needs more. Signs have gone up on 4th Street Bridge. They talked about proceeds from the Meet N Greet. There is \$ 5,000.00. Urban Renewal is donating \$ 2,000.00. Board of Water Works has been invoiced. Funds could be used to pay for calendar for 2027 that is being made. Hoping to get calendar sent to printer in September. Should be ready by October. Koehler had more stickers printed. The Grass Roots Gravel bike event is coming up. Cosyleon has talked to Adam Davidson and volunteer roles are live. PCD Board will not be donating because this is a for profit group. Corinne operated a bar at the SCARF event for the Pueblo Friends of the Arkansas River, and they had a good turnout. Koehler received a request from Shannon Palmer to sponsor a mural on Pueblos first Levee Artist. Tia said this has been approved by the Board. Koehler asked for more suggestions as to where to spend the money from the Meet N Greet. Pioreschi suggested giving to artists for supplies.

Treasurers Report

A. Accountant's Compilation Reports

Cosyleon said he received report from Mark Paloucci. He asked if there were any questions and there were none.

Hobson mentioned the payment to the CWCB. This is due September 1st. It will not be paid by a paper check this year. An electronic transfer will be made. Historically this payment is approved at the July meeting.

B. Payment of Bills

Lopez made motion for payment of the bills. Willumstad 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

Prioreschi said he has not had a chance to get down there. He has been out of State. He will get there. He did ask if there was a budget for fencing between PCD property and the neighbor. Prioreschi wants a chain link fence that is permanent from east of Moffat Street on the south side of the parking lot. Koehler made motion to approve putting a 4' fence not to exceed \$ 2,000.00. Willumstad seconded. All in favor. Motion carried.

Wildhorse Crossing Project Update

Prioreschi has not been down there. Cuppy said back filled walls are done. They are working on fine grading. Next week they will work on Southeast slope. They will move to Westside down stream. Prioreschi is going to check with Bobby Quintana about the light post. Prioreschi also asked about the status of the RFP for sealing and chalking maintenance of the flood levee. Hobson said he was still preparing it and what work with Jim and Mike Cuppy on the format of the proposal.

New Business

Authorization For Recognition Of Marisa Lopez

Hobson said this is Lopez's last Board Meeting. He wanted to recognize all the work she has done and would like to request authorization for funds to purchase a plaque for her with the time she served on the Board. Serna made motion to approve. Willumstad seconded. All in favor. Motion carried.

Vice President Appointment

Prioreschi said since Marisa is leaving a new Vice President needs to be appointed. Two board members nominated Koehler to finish the remaining time left. All in favor.

Financing Of The South Slope Paving Project

Hobson said Prioreshi brought up discussion of how the District would pay for the financing of the South Slope Paving Project. At the Executive Committee Meeting Don Banner suggested reaching back out to the Colorado Conservation Board. They hold the loan on the main Levee Project. Any money the PCD takes out would be secondary to the Colorado Conservation Board. The duration of time to get financing from the State would be lengthy. Typically, the State interest rate would be lower than a bank. PCD Board could go into 2027 budget with one or two million before approaching the CWCB. Would need more information of total cost. Cuppy said it would cost close to eight million. Prioreshi proposes we initially approve funding up to eight million. Koehler seconded. All in favor. Motion carried.

2027 Budge Preparation

Draft budget will be ready for September meeting.

President’s Report

Prioreshi is forgoing his report because he has been out of State

Administrator’s Report

Hobson said at the Marquee Meeting they saw promotion materials that the Art Center is putting out for submittal of murals. He said the Board will reach out to Arts Center to change this.

Other Business As May Be Brought Before the Board

Proioreschi brought up the Hard Enduro Trail Event to be held September 26, 2026. The board does not think this is a good idea to have motorcycles on the trail. He said the board needs to vote on this today. Koehler made a motion to denied this request. Serna seconded the denial. All in favor of denial. Motion carried.

Adjournment

Meeting adjourned at 12:00 p.m.

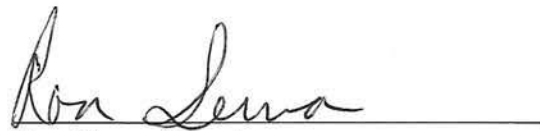
2026 SCHEDULED MEETING DATES

August 26, 2026	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 Pioreschi, President


Ron Serna, Secretary

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PUEBLO CONSERVANCY DISTRICT

JULY-AUGUST 2026

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

VENDOR	ITEM	AMOUNT
Black Hills Energy	Lake Runyon Lighting Electrical Billing	\$ 168.15
MGPM, PC	Accounting Services July 1 - June 31 Inv 71076	\$ 1,000.00
	Financial Statements & Audit Workpapers July 31 Inv 71170	\$ 4,000.00
Banner, Bower & Coultrip, PC	Attorney Fee - Invoice 14020	\$ 1,000.00
JS Hobson Planning Solutions	Administrator Fee - Invoice	\$ 3,000.00
	Reimbursement - postage & Director Lopez cake	\$ 32.01
Leslie Lucero-Pryor	Administrative Assistant	\$ 500.00
Tia Monson	Mural Arts Coordinator - August 26	\$ 1,500.00
	Lake Runyon Watchperson - Aug 26	\$ 400.00
	Chuckwagon Mural	\$ 1,000.00
Director Cosyleon	Director Fees-Treasurer	\$ 300.00
Director Koehler	Director Fees-Vice President	\$ 300.00
	200 Circle PCD Stickers - Sticker Ap	\$ 80.00
	200 Circle PCD Stickers - Sticker Mule	\$ 91.74
Director Barton	Director Fees	\$ 200.00
Director Maroney	Director Fees	\$ 200.00
Director Phillips	Director Fees	\$ 200.00
Director Prioreshi	Director Fees-President	\$ 500.00
Director Guerra-Rodriguez	Director Fees	\$ 200.00
Director Serna	Director Fees-Secretary	\$ 300.00
	28 miles @ \$0.70/mi - mileage for June - Levee graffitti, etc.	\$ 19.60
Director Willumstad	Director Fees	\$ 200.00
Waste Connections of Colorado, Inc	Inv 5887162V316 Dumpster Runyon Parking Lot 8-1 to 8-30 2026	\$ 259.44

Southern Colorado Services & Recycling	Inv. I20550 7-26-26 Porta Potties & Servicing at Runyon Lake	\$ 324.00
JERBCO, LLC	Invoice 2026-26 July Website Maintenance	\$ 200.00
Bank of the San Juans	Credit Cards	\$ -
Northstar Engineering	Consultations, Artwork and Recreational Opportunities, Attend meetings and reporting \$2,560.00 & Maintenance Assessment Over Charges Review \$7,930.00 thru July 24, 2026- Inv 28060	\$10,490.00
MFA REFUNDS		
SUBTOTAL OF MFA REFUNDS THIS PERIOD		\$ -
	TOTAL OPERATING EXPENSES -- FUNDS TO BE TRANSFERRED FROM THE RESERVE ACCOUNT TO THE OPERATING ACCOUNT	\$ 26,464.94

DEBITS - BANK OF THE SAN JUANS - CONSTUCTION DRAW ACCOUNT

Miller Pipeline	MOFFAT PARKING LOT:	
	-	
	<u>PERIOD ENDING JULY 31, 2026</u>	
	Moffat Parking Lot	\$ -
	WILDHORSE CREEK WATER CROSSING:	
	<u>PERIOD ENDING JULY 31, 2026</u>	
	Inv 26047-03 7-17-2026 - Wildhorse Creek Water Crossing	\$ 183,293.38
	Miller Pipeline Subtotal	\$ 183,293.38

NorthStar Engineering	ARKANSAS RIVER LEVEE, ETC:	
	PERIOD ENDING JULY 24, 2026	
	Civil Site Engineering for South side slope paving and Trail from Railroad Bridge to Moffat - 28061	\$ 4,020.00
	NorthStar Subtotal	\$ 4,020.00
	TOTAL CONSTRUCTION EXPENSES -- FUNDS TO BE TRANSFERRED FROM THE RESERVE ACCOUT TO THE DRAW ACCOUNT	\$ 187,313.38

DEBITS - BANK OF THE SAN JUANS RESERVE ACCOUNT		
Pueblo Conservancy District	Transfer to Operating Account	\$ 26,464.94
Pueblo Conservancy District	Transfer to Draw Account	\$ 187,313.38
		\$ 213,778.32