

MINUTES OF THE JANUARY 22, 2025 REGULAR MEETING OF THE PUEBLO
CONSERVANCY DISTRICT

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

Also Present: Don Banner, Attorney
Lisha Coultrip, Attorney
Rick Kidd, Engineer/Administrator
Leslie Lucero-Pryor, Administrative Assistant
Cynthia Ramu, Mural Art Coordinator
Mike Cuppy, NorthStar
Tia Monson

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

Minutes: A quorum being present, the minutes of the December 18, 2024 meeting were reviewed. It was moved by Koehler to approve minutes and seconded by Phillips. All in favor. Motion carries.

Public Forum:

None

Arts Committee

Proposals

Shannon Palmer "Lighting Up Pikes Peak" 24 X 40 – Phillips made motion to approve, Lopez seconded. All in favor. Motion carries.

Mural Removal and Painting Report:

Ramu said that the Mural Guard is \$80.00 per gallon. It will cost \$3,500.00 including labor to paint all 11 School logos. It will take about 1 ½ gallons per panel. Two coats will be applied. The temperature needs to be 55 degrees on consecutive days. It will be applied with special sprayers. They will start in March or April. The Sugar Cube will be done at the same time. Koehler made motion to approve purchase of the Mural Guard Sealer. Lopez seconded. All in favor. Motion carries.

Sculpture Proposals

Koehler said McCue gave her two sculptures to put on the Levee. "Purple Quartz" – Phillips made motion to approve. Lopez seconded. Cosyleon and Willumstad opposed. Motion carries.

"Mother" – Narrative is being requested from artist. Waiting for narrative for next meeting.

Treasurers Report - Cosyleon said November's Accountants Report is good. The December Report will be at February's meeting because it is year end and needs to be reviewed by the accountant. Cosyleon said Mark Kennedy said some investments are coming to an end in April and May. Cosyleon will ask Mark Kennedy to come to March meeting. Willumstad made motion to renew investments at the end of terms. Lopez seconded. All in favor. Motion carries

Payment of Bills - Willumstad made motion to approve payment of bills. Elley seconded. All in favor. Motion carries.

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

Old Business:

Marketing Committee Report:

Committee met with Niki Hart and would like approval to print more brochures because of all the events that are coming up. Phillips made motion to purchase 1000 more brochures at \$780.00 per 1000. Koehler seconded. All in favor. Motion carries. Koehler said Niki is wanting to put a map online. Looking at adding more events on the Levee. One of the Murals was in History Colorado Magazine. CDOT has been given information on amount of people attending the Levee, White Water Park, 4th Street Bridge and Moffat Street Trail Head. Committee is still discussing where to put signage to direct people to the Levee. Gravel Ride will be this fall.

Lake Runyon Southern Property Boundaries/Moffat Street Parking Lot and Boat Take Out:

Sewer Lines are an issue. Kidd said boundaries are out there. Board would like to barricade and put signs that say No Trespassing. Kidd got EPA email. Told them parking lot will be installed. Cuppy has not started a design on parking lot yet. Kidd has CAD Map to send to Cuppy. Boat take-out is on hold.

Southside Bluff Concrete Replacement:

Cuppy has not done anything. This has to be done in winter. Willumstad moves to authorize Northstar to proceed to go forward. Koehler seconded. Willumstad proposes Koehler, Banner and Pioreschi meet with Mayor about paying for one half of approximately 1.8 million of Trail cost for next year's budget.

Wildhorse Creek Trash Rack and Erosion Control:

Cuppy is making revisions to plan. Cuppy said construction will start in a month or two. He said to hold off on clean up.

Master Plan Update:

Prioreschi met with Confluence, City, Steven Meier and Ava Cosyleon. Sent questionnaire for wants and needs. Want plan to spread to at least Runyon Lake. Discussed parking lot. Another meeting with people that have stake in plan will be held. Plan is early in process.

Arkansas River Basin Water Stake Forum Sponsorship:

Prioreschi said we are sponsors for \$1000.00 as was voted on at last meeting. Maroney and Phillips representatives. Forum will be March 4th and 5th.

Maintenance Fund Assessment Adjustments:

Cuppy said a property transferred ownership. Current owner hasn't paid anything on it. Kidd directed Cuppy to only research current owners. If previous owners come out of woodwork do we pay them or research properties. Problem started in 2015. Property owner has to request abatement. Don't need to go beyond 2023. Can be handled on a case by case basis. Cuppy will proceed as he is. Cosyleon made motion to approve. Willumstad seconded. All in favor. Motion carries.

Life Jacket Stations:

Cosyleon talked to Prioreschi about guy in Canon City. He talked to a guy named Moffat. Got name of person to purchase life jackets. Can put emergency pull stations and such. Seth Clayton with Water Board is interested in assisting with cost. 3 stations are planned. Prioreschi is trying to get ahold of Coast Guard to possibly get donations of life jackets.

Moffat Street Squatters:

Kidd said boat has been taken.

External Tree Clearing:

Koehler said City hired someone to cut trees that are evasive. She is getting complaints that they are cutting big trees. They will not be replanting.

New Business**Runyon Landscape:**

Prioreschi said since railings and stairs have been installed some landscaping needs to be installed. Willumstad asked for estimates. Kidd and Prioreschi will bring to next meeting.

Story Walk:

Koehler said Pueblo Friends of Arkansas River Carla Henrikson would like to put story boards for children along trails. City would like to put on Main and Corona and go down hill across Levee side. They would be about nature or wildlife. PFAR wants to ask PCD to sponsor 2 at \$500.00 each. Cost will be around \$10,000.00. There are other contributors. City will install. Koehler will talk about placements. Koehler makes motion to support 2 signs. Serna made motion to approve. Cosyleon seconded. All in favor. Motion carries.

Removal of Chain Link Fence Enclosures at Upper Lake Elizabeth:

Kidd said Homeless Camps are around electrical stuff. One could be around live gear. Who has authority to pull chain link fence?

Transfer of Upper Lake Elizabeth Property to Harp or City:

HARP or the City has no money. PCD has spent lots of money to clean these Homeless Camps. Executive Committee talked about Quiet Title to get rid of this property. Banner said they could encounter a number of people. On North and South end are Railroad owned property. Kidd will check with Royal Electric.

Meeting Notice Postings:

City Hall and County Courthouse. Willumstad made motion to approve. Koehler seconded. All in favor. Motion carries.

President's Report:

Priorschi thanked the Board.

Administrators Report:

Kidd reported the top four projects from the list from Retreat.

1. Moffatt Parking
2. Events/Activities
3. Playground Equipment at Lake Runyon
4. Life Jacket Stations

Elley made motion to approve top four projects. Koehler seconded. All in favor. Motion carries.

Pueblo Friends Of The Arkansas River:

Koehler is passing around flyer about Artist talk Cynthia is hosting on February 27. First Friday of February for clean up at 4th Street.

Arkansas River Levee FEMA Certification:

Tabled until next month.

Other Business As May Be Brought Before The Board:

None

Adjournment: Meeting was adjourned at 12.00 P.M.

2024 SCHEDULED MEETING DATES (Meetings will be at 10 a. unless posted otherwise)

February 26, 2025	March 26, 2025	April 23, 2025
May 28, 2025	June 25, 2025	July 23, 2025
August 27, 2025	September 24, 2025	October 22, 2025
November 19, 2025	December 17, 2025	

APPROVED


James B Pioreschi, President


Ron Serna, Secretary

PUEBLO CONSERVANCY DISTRICT

DECEMBER 2024 - JANUARY 2025

DEBITS - BANK OF THE SAN JUANS - OPERATIONS & MAINTENACE ACCOUNT		
VENDOR	ITEM	AMOUNT
Black Hills Energy	Lake Runyon Lighting Electrical Billing	\$ 450.00
MGPM, PC	Bookkeeping	\$ 500.00
Don Banner - B&B, PC	Attorney Fee	\$ 1,000.00
	4th Quarter Attorney Fees	\$ 4,927.50
Kidd Engineering	Engineer/Admin Fee	\$ 3,000.00
	Prep and Attend Retreat	\$ 740.00
	Arkansas River Corridor and City Park Master Plan	\$ 462.50
Leslie Lucero-Pryor	Adminstrative Assistant	\$ 500.00
		\$
Cynthia Ramu	Levee Mural Art Coordinator Fee	1,500.00
Tia Monson	Lake Runyon Watchperson	\$ 400.00
	Additional Hours for Cleaning (18)	\$ 450.00
	Invoice 30 - State Fair Historic Mural	\$ 1,000.00
Director Cosyleon	Director Fees	\$ 300.00
Director Elley	Director Fees	\$ 200.00
Director Koehler	Director Fees – President	\$ 200.00
Director Lopez	Director Fees	\$ 300.00
Director Maroney	Director Fees	\$ 200.00
Director Phillips	Director Fees	\$ 200.00
Director Prioreshi	Director Fees	\$ 500.00
Director Serna	Director Fees	\$ 300.00

	18 miles @ \$0.625/mi - mileage - Levee graffiti, etc.	\$ 11.25
Director Willumstad	Director Fees	\$ 200.00
JERBCO, LLC	January Website Maintenance	\$ 200.00
Waste Connections of Colorado	Lake Runyon Dumpster	\$ 212.51
Southern Colorado Services & Recycling, LLC	Runyon Porta-Potties Set and Service	\$ -
		\$ -
City of Pueblo	Invoice 24540 - IGA for City Park and Arkansas River Corridor Master Plan	\$ 75,000.00
Front Range Welding	Safety Shield and Guard Rails at Thomas Phelps Creek Entry to Lake Runyon	\$ 9,996.98
	Hand Rails for three stair cases at Lake Runyon	\$ 7,021.08
Spaccamonti Excavating	Weed and Tree Removal - Wildhorse Levee, Arkansas Levee, Grove and Lake Runyon	\$ 29,447.50
HUB International	Public Official Position Schedule Bond (\$25,500)	\$ 300.00
D&S Paint	Invoices 856051 and 859404 School Murals Paint	\$ 260.22
Bank of the San Juans	Credit Card Billings	\$ -
NorthStar Engineering	Maintenance Assessment Support, Consultations, Artwork and Recreational Opportunities, Attend meetings and reporting	\$ 940.00
	Maintenance Assessment Over Charges thru January 17, 2025	\$ 3,160.00
Paul Daniel Sandoval	MFA Refund	\$ 1,796.95
Manuel D Espinoza and Vivian M Espinoza	MFA Refund	\$ 1,137.66
Gary Rael	MFA Refund	\$ 574.77
Francisco Espinoza and Manuel D Espinoza	MFA Refund	\$ 76.88
Francisco Espinoza and Mary O Espinoza and Rose Martinez	MFA Refund	\$ 38.80
Alfonso A Naranjo	MFA Refund	\$ 781.74

Rogelio J Arreguin	MFA Refund	\$ 457.35
Laura Ann Lopez Heckhausen and Kim A Heckhausen	MFA Refund	\$ 528.82
James Lusero	MFA Refund	\$ 1,613.89
Alice Sandoval and Louise M Sandoval	MFA Refund	\$ 45.57
Edward Vigil and Eloise C Vigil	MFA Refund	\$ 2,929.69
Tedolo T Lopez and Manuela D Lopez and Ted Lopez Jr and Jessica J Lopez and Diane M Stanger and Marguerite Tapia and Laura A Heckhausen and Lydia L Martinez	MFA Refund	\$ 41.05
	MFA Refund	\$ 2,347.38
La Familia Lopez	MFA Refund	\$ 37.97
Ted Lopez Jr	MFA Refund	\$ 37.97
		\$
Norman Cowan and Rosa Cowan	MFA Refund	\$ 1,162.25
		\$
Anette I Alcon	MFA Refund	\$ 2,693.63
Christine Valdez	MFA Refund	\$ 854.77
		\$ 549.59
Lerma - REI LLC	MFA Refund	\$ 228.84
		\$
John Rodriguez	MFA Refund	\$ 1,690.12
		\$
	MFA Refund	\$ 1,568.26
	MFA Refund	\$ 47.23
Michael A Naranjo and Stella Naaranjo	MFA Refund	\$ 2,010.25
Bliss Capital LLC	MFA Refund	\$ 303.74
David L Lopez	MFA Refund	\$ 46.40
Angelina Villagrana c/o Natalie Villagrana Medina	MFA Refund	\$ 37.97
SUBTOTAL OF MFA REFUNDS THIS PERIOD	\$ 23,639.54	

	TOTAL OPERATING EXPENSES -- FUNDS TO BE TRANSFERRED FROM THE RESERVE ACCOUNT TO THE OPERATING ACCOUNT	\$ 143,879.54
DEBITS - BANK OF THE SAN JUANS - CONSTUCTION DRAW ACCOUNT		
Kidd Engineering	ARKANSAS RIVER LEVEE:	
	PERIOD ENDING	
		\$ -
	Kidd Engineering Subtotal	\$ -
NorthStar Engineering	ARKANSAS RIVER LEVEE, ETC:	
	PERIOD ENDING DECEMBER 13, 2024	
	South Side Slope Paving and Trail Design	\$ -
	Survey and Design of Boulder Street Trail	\$ -
	Survey and Design of Runyon Boat Pull-Out	\$ -
	Moffat Street Parking Lot Survey and Design	\$ -
	Wildhorse Creek Trash Rack:	
	Task A. Topographic Survey	\$ -
	Task B. Civil Design	\$ -
	Reimburseable Expenses	\$ -
	NorthStar Subtotal	\$ -
	TOTAL CONSTRUCTION EXPENSES -- FUNDS TO BE TRANSFERRED FROM THE RESERVE ACCOUT TO THE DRAW ACCOUNT	\$ -

