

MINUTES OF THE FEBRUARY 26, 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

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

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 January 22, 2025 meeting were reviewed. It was moved by Koehler to approve minutes and seconded by Cosyleon. All in favor. Motion carries.

Public Forum:

None

Arts Committee

Proposals

Valerie Iceman "Live More Fear Less" name change to "Power and Unity". Koehler made motion to approve. Maroney seconded. Cosyleon opposed. All in favor. Motion carries.

Mural Removal and Painting Report:

Ramu said she spoke to Jude Baca and he has used product in LA. Product enhances mural integrative so you can paint over it. Emmanuel Martinez has used for 20 years in Denver. Mural Shield has been used all over the country. There is a Levee Artist Talk tomorrow. Ramu and 7 artists will be there. Talk will start at 6 PM. April 12th is a Levee Tour with Ramu. April 11 and 12 will be the Steel City Showcase. Garden Party is on May 17 at the Sugar Cube. An Art Exhibit will be in 2026 at Sangre DeCristo Arts Center.

Sculpture Proposals

Arb Swift – "Mother" Steel Sculpture – 5 X 6 – Koehler made motion to approve. Cosyleon seconded. All in favor. Motion carries.

Treasurers Report

- A. Stifel Investments** – Cosyleon reported investments are doing well. Mark Kennedy will be at March meeting.
- B. Accountant's Compilation Reports** – Cosyleon gave year end report.
- C. Payment of Bills** – Cosyleon made motion to pay bills as reported. Koehler seconded. All in favor. Motion carries

PLEASE SEE LAST 4 PAGES AT THE END OF THE MINUTES FOR BREAKDOWN.

Old Business:

Marketing Committee Report:

Committee met on Monday. Can't move forward until Master Plan is approved. March 22 at 10:30 AM will be the ribbon cutting for the new Water Park. May 24 will be a Celebrations free party. Koehler is looking for volunteers. Water Forum is next week. A Levee Ride will take place. July 26 SCARF will be all along River. October 11 is the Grass Roots Gravel Bike Ride. Approval to put signs on I25 and more on Hwy 50.

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

Prioreschi and Kidd met with City on January 29 to discuss vacating alleys and areas. City has utilities in the areas and does not want them vacated. Eastside vacations by Statton Avenue on PCD's half cannot vacate because it would land lock owners. At a standstill on vacation on Platte. Cosyleon made motion to have Willumstad schedule another meeting with City. Willumstad, Prioreschi and Maroney will attend. Phillips seconded. All in favor. Motion carries. Kidd got an email about work being done at Moffatt. Superfund Pollution there. Trying to get EPA to clean up their stuff.

Wildhorse Creek Trash Rack and Erosion Control:

Cuppy said it will be a concrete structure. Will be substantial so that it can be maintained.

Master Plan Update:

Koehler said consultants are working on entire river map. There is a meeting next week with core group. Lots of ideas and suggestions. Then a community meeting will be held.

Maintenance Fund Assessment Adjustments:

Cuppy sent a batch to Kidd. Has 150 properties in motion. Should be wrapped up in around 2 months. Kidd said he has not received 3 W9's yet.

Life Jacket Stations:

Cosyleon said Seth Clayton with the Water Board is on board. Waiting on plans from PCD.

Runyon Landscape:

Kidd found a place for large limestone blocks. Need to go down to see how many will be needed. Koehler is inquiring about playground equipment

Removal of Chain Link Fence Enclosures at Upper Lake Elizabeth:

Kidd has talked to Royal Trivett to see if circuits are reenergized.

Transfer of Upper Lake Elizabeth Property to Harp or City:**New Business****Summary of Meeting with Mayor:**

Koehler, Kidd and Pioreschi met with Heather and Brian about Hanging Trail, Security, Crime and Cameras. IT is supposed to contact PCD about camera placements. Funding from City would come from Storm Water Funds. City could pay for camera installations.

District 60 Dutch Clark Land:

Kidd said Southern Colorado Land Survey is doing the vacating on area by Dutch Clark. Could PCD do easement for Parcel C? Is PCD willing to work with District 60 so they will handle maintenance. Could do a Quit Claim Deed from PCD to District 60. Phillips made motion to table until next meeting. Willumstad seconded. All in favor. Motion carries.

President's Report:

Train Station crossing River. Pioreschi met with Carla Henrickson about Story Walk. PCD does not want Story Signs blocking trail. Does PCD want to buy membership to PFAR for \$50.00? Koehler made motion for PCD to join PFAR. Cosyleon seconded. All in favor. Motion carries.

Southern Colorado Kennel Club asked Jim to make presentation.

Administrator's Report:

Kidd said he has done SDA Membership Renewals. Results of priority list from retreat were passed out. Prior ownerships will be handled on case by case basis on maintenance funds. Willumstad made motion to go on case by case basis. Maroney seconded. All in favor. Motion carries. Kidd said that Christine Martinez provided him documentation on her Parents properties. The Board approved paying Christine Martinez on the properties that her Parents had owned.

Arkansas River Levee FEMA Certification:

Cuppy said there is nothing new. Issue is floodplain mapping stopped. Willumstad moves to wait to approve for two months. Phillips seconded. All in favor. Motion carries.

Other Business as May Be Brought Before The Board:

Lighting issue was brought up by Serna. Pioreschi has been talking with Steven Meier. City has an idea. Solar lighting.

Adjournment: Meeting was adjourned at 11:37 AM.

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

APRIL 23, 2025	MAY 28, 2025	JUNE 25, 2025
JULY 23, 2025	AUGUST 27, 2025	SEPTEMBER 24, 2025
OCTOBER 22, 2025	NOVEMBER 19, 2025	DEEMBER 17, 2025

APPROVED


James B Pioreschi, President


Ron Serna, Secretary

PUEBLO CONSERVANCY DISTRICT

JANUARY - FEBRUARY 2025

DEPOSITS - BANK OF THE SAN JUANS RESERVE ACCOUNT		
Pueblo County	Maintenance Fund Assessment	\$ 58.60
Stifel Nicolaus	Dividend & Interest Payment	\$ -
		\$ 58.60

DEBITS - BANK OF THE SAN JUANS - OPERATIONS & MAINTENANCE ACCOUNT		
VENDOR	ITEM	AMOUNT
Black Hills Energy	Lake Runyon Lighting Electrical Billing	Prepaid
		\$
MGPM, PC	Bookkeeping	500.00
		\$
Don Banner - B&B, PC	Attorney Fee	1,000.00
Kidd Engineering	Engineer/Admin Fee	\$ 3,000.00
		\$
	Processing 22 MFA Refunds	1,413.75
		\$
	Eurasian Milfoil Meeting	97.50
		\$
Leslie Lucero-Pryor	Administrative Assistant	500.00
		\$
Cynthia Ramu	Levee Mural Art Coordinator Fee	1,500.00
		\$
Tia Monson	Lake Runyon Watchperson	400.00
		\$
	Additional Hours for Cleaning (2)	50.00

		\$ -
Director Cosyleon	Director Fees-Treasurer	\$ 300.00
Director Elley	Director Fees	\$ 200.00
Director Koehler	Director Fees	\$ 200.00
Director Lopez	Director Fees-Vice President	\$ 300.00
Director Maroney	Director Fees	\$ 200.00
Director Phillips	Director Fees	\$ 200.00
Director Pioreschi	Director Fees-President	\$ 500.00
Director Serna	Director Fees-Secretary	\$ 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	\$ -
Special Districts Association of Colorado	2025 Annual Membership Dues	\$ 1,237.50
Spaccamonti Excavating	Removal and Cleaning of three homeless encampments	\$ 7,650.00
Southern Colorado Mobile Blasting LLC	Bridge and Rock Graffiti Removal	\$ 2,057.00
		\$ -
Bank of the San Juans	Credit Card Billings	\$ 1,223.00
NorthStar Engineering	Maintenance Assessment Support, Consultations, Artwork and Recreational Opportunities, Attend meetings and reporting	\$ 1,030.00

	Maintenance Assessment Over Charges thru February 21, 2025	\$ 4,840.00
SUBTOTAL OF MFA REFUNDS THIS PERIOD	\$ -	
	TOTAL OPERATING EXPENSES -- FUNDS TO BE TRANSFERRED FROM THE RESERVE ACCOUNT TO THE OPERATING ACCOUNT	\$ 29,322.51

**DEBITS - BANK OF THE SAN JUANS - CONSTRUCTION DRAW
ACCOUNT**

Kidd Engineering	ARKANSAS RIVER LEVEE:	
	PERIOD ENDING	
		\$ -
	Kidd Engineering Subtotal	\$ -
NorthStar Engineering	ARKANSAS RIVER LEVEE, ETC:	
	PERIOD ENDING FEBRUARY 21, 2025	
	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	\$ -
	Reimbursable Expenses	\$ -
	NorthStar Subtotal	\$ -

	TOTAL CONSTRUCTION EXPENSES -- FUNDS TO BE TRANSFERRED FROM THE RESERVE ACCOUNT TO THE DRAW ACCOUNT	\$ -
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DEBITS - BANK OF THE SAN JUANS RESERVE ACCOUNT		
Pueblo Conservancy District	Transfer to Operating Account	\$ 28,099.51
Pueblo Conservancy District	Transfer to Draw Account	\$ -
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