

MINUTES OF THE MAY 28, 2025 REGULAR MEETING OF THE PUEBLO  
CONSERVANCY DISTRICT

Directors Present: Ron Serna, Dennis Maroney, Carl Elley, Paul Willumstad, Bony Cosyleon,  
Marisa Lopez, Jim Prioreschi

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  
Prioreschi at 10:00 am.

**Minutes:** A quorum being present, the minutes of the April 23, 2025 meeting were reviewed. It  
was moved by Willumstad to approve minutes and seconded by Maroney. All in favor. Motion  
carried.

**Public Forum:**

None

**Guest Speaker - Amanda Hobson** – Could not get connection to meet. Will be at June meeting.

**Arts Committee**

**Proposals**

Eva Fatta "The last of the Hope Floats, the last of the good old days" 24 X 28 – Willumstad  
made motion to approve. Lopez seconded. Elley and Cosyleon oppose. Motion carries.

Susan Provola "Be Sure to Wear Flowers in Your Hair" 25 X 28 – Lopez made motion to  
approve. Cosyleon seconded. Discussion. 4 in favor. 3 opposed. Motion carried.

**Mural Removal and Painting Report:**

Ramu said the funds at D&S are committed for artists. Ramu is requesting another \$5,000.00 for  
the artists. Serna made motion to add another \$5,000.00 to artist fund. Lopez seconded.  
Discussion. This will cover more supplies at D & S at \$ 250.00 per artist on 25 X 28 Murals and  
\$300.00 on larger Murals. All in favor. Motion carries. Ramu had an interview with Colorado  
Gazette. She also met with Sister Cities. They will pay for clear coat in the Fall. Ramu  
announced she will be leaving her position in the next 6 or 7 months. Tia said the clearcoat is  
70% done. She has 5 or 6 Murals to finish.

### **Sculpture Proposals**

Red sculpture to be replaced with white one. Would like \$750.00 to change from red to white. Serna made motion to approve. Lopez seconded. Discussion. Willumstad made motion to table this. Elley seconded. Tabled. Tom Phelps – Serna made motion to table to next meeting. Elley seconded. All in favor. Tabled until next meeting.

### **Treasurers Report**

**A. Accountant's Compilation Reports** – Cosyleon received reports. Said there were small changes. Reports look good.

**B. Payment of Bills** – Bills look good to pay. Coseyleon has meeting with Terry at Bank of San Juans and Kidd has training this Thursday. Cosyleon made motion to pay bills. Lopez seconded. All in favor. Motion carries.

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

### **Old Business:**

Cosyleon met with Matthew Jagow at CDOT to make signs. Received maps from Cuppy as to where signs are going to be placed. Signs are in the que with CDOT.

### **Bylaw Review:**

Lisha emailed draft of changes to the Bylaws. Willumstad made motion to add attendance clause about members missing 4 meetings. Lopez seconded. All in favor. Motion carries.

### **Wildhorse Creek Trash Rack and Erosion Control:**

Cuppy is getting close. Nothing has changed since the last meeting. Cuppy talked to Hobson, Hayes and Martellero about ADA walkable path being added to Moffat parking lot. Need EPA approval on plans before construction begins.

### **Master Plan Update:**

Meetings set for Public. Everything being done on website.

### **Life Jacket Stations:**

Kidd has plans and sent to three entities for pricing. Looks like they could be \$5,000.00 per unit. Waiting for other pricing from one company. Plans were sent to Front Range, Mesa Fab and Johnny's Boiler Shop

### **Playground Equipment:**

Tabled

### **Banking:**

Kidd and Cosyleon will meet with Terry at Bank of San Juans on Thursday. Terry will then meet with Mark, the accountant, to make changes to Quick Books.

**New Business:**

None

**President's Report:**

Prioreschi said Water Works Event was a great success. Public was pleased with the number of volunteers.

**Administrator's Report:**

Kidd talked about EPA testing in Moffat. The Great Pueblo Flood of 1921 Exhibit Opening will be June 3<sup>rd</sup> at 10:00 am.

**Other Business as May Be Brought Before the Board:**

Koehler asked Lopez to get pricing on Logos for PCD items. Banners One Side - \$150.00, Two Sided - \$250.00, Table Skirts - \$300.00, Canopy - \$1,200.00. Lopez will bring information to next meeting.

Koehler was contacted by Susan Finzel. Baha wants to get in and clean up Ghandi Area and Peace Garden. Lease needs to be updated and maintained. Elley made motion to tabled until next meeting. Willumstad seconded. Tabled.

Elley mentioned he was up in Parker at Double Angels Baseball Field and that it is a very nice field. Suggested that something could possibly be done just like it on the back property at Runyon. Could be a Beautification Project for Baseball Fields. He said the Parker property was owned by Parker Water and Sanitation Reservoir. It has a parking lot. No running water.

**Adjournment:** Meeting was adjourned at 10:25 AM.

2024 SCHEDULED MEETING DATES (Meetings will be at 8:30 am unless posted otherwise)

|                  |                   |                    |
|------------------|-------------------|--------------------|
| 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

1875

PUEBLO CONSERVANCY DISTRICT

APRIL - MAY 2025

| DEBITS - BANK OF THE SAN JUANS - OPERATIONS & MAINTENACE ACCOUNT |                                                                          |             |
|------------------------------------------------------------------|--------------------------------------------------------------------------|-------------|
| VENDOR                                                           | ITEM                                                                     | AMOUNT      |
|                                                                  |                                                                          |             |
| Black Hills Energy                                               | Lake Runyon Lighting Electrical Billing                                  | Pre-paid    |
| MGPM, PC                                                         | Bookkeeping                                                              | \$ 559.57   |
|                                                                  |                                                                          |             |
| Banner, Bower & Coultrip, PC                                     | Attorney Fee                                                             | \$ 1,000.00 |
|                                                                  |                                                                          |             |
| Kidd Engineering                                                 | Engineer/Admin Fee                                                       | \$ 3,000.00 |
|                                                                  | Life Jacket Station Fabrication and Installation Drawings                | \$ 1,017.50 |
|                                                                  |                                                                          |             |
| 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 (8)                                        | \$ 200.00   |
|                                                                  |                                                                          |             |
| 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   |
|                                                                  | 66 miles @ \$0.70/mi - mileage for April and May - Levee graffitti, etc. | \$ 46.20    |
| Director Willumstad                                              | Director Fees                                                            | \$ 200.00   |
|                                                                  |                                                                          |             |
| JERBCO, LLC                                                      | January Website Maintenance                                              | \$ 200.00   |
| Waste Connections of Colorado                                    | Lake Runyon Dumpster                                                     | \$ 215.70   |
| Southern Colorado Services & Recyling, LLC                       | Runyon Porta-Potties Set and Service                                     | \$ 415.80   |
| Southern Colorado Mobile Blasting LLC                            | Graffiti Removal                                                         | \$ -        |

|                                                                  |                                                                                                                      |              |
|------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|--------------|
| Tia Monson                                                       | Mural Clearcoat Application - 34 hours, two to three coats on 11 murals                                              | \$ 850.00    |
| D&S Paint Center, Inc.                                           | Logo Muralshield and Supplies                                                                                        | \$ 1,434.59  |
| My Friend the Printer                                            | PCD Brochures                                                                                                        | \$ 757.50    |
| Fountain Creek Watershed Distict                                 | Streamside Supporter Sponsorship                                                                                     | \$ 1,000.00  |
| Pueblo Friends of the Arkansas River                             | Sponsorship of 2 StoryWalk Boards and Installation                                                                   | \$ 2,000.00  |
|                                                                  |                                                                                                                      |              |
| Spaccamonti Excavating, LLC                                      | Final Moffat Area Restoration and Debris Removal, Move Parking Lot Rocks                                             | \$ 2,625.00  |
|                                                                  | Fountain Lake Silt Fence Installation                                                                                | \$ 1,132.50  |
|                                                                  | Runyon Levee Tree Removal and Backfill                                                                               | \$ 1,632.50  |
|                                                                  |                                                                                                                      |              |
| Bank of the San Juans                                            |                                                                                                                      | \$ -         |
|                                                                  |                                                                                                                      |              |
| NorthStar Engineering                                            | Maintenance Assessment Support, Consultations, Artwork and Recreational Opportunities, Attend meetings and reporting | \$ 640.00    |
|                                                                  | Maintenance Assessment Over Charges thru May 23, 2025                                                                | \$ 5,300.00  |
|                                                                  |                                                                                                                      |              |
| Ann G. DeLeon                                                    | MFA Refund, Doroteo Deleon et.al.                                                                                    | \$ 1,430.74  |
| SUBTOTAL OF MFA REFUNDS THIS PERIOD                              | \$ 1,430.74                                                                                                          |              |
|                                                                  |                                                                                                                      |              |
|                                                                  | TOTAL OPERATING EXPENSES -- FUNDS TO BE TRANSFERRED FROM THE RESERVE ACCOUNT TO THE OPERATING ACCOUNT                | \$ 30,257.60 |
| <b>DEBITS - BANK OF THE SAN JUANS - CONSTUCTION DRAW ACCOUNT</b> |                                                                                                                      |              |
|                                                                  |                                                                                                                      |              |
| Kidd Engineering                                                 | ARKANSAS RIVER LEVEE:                                                                                                |              |
|                                                                  |                                                                                                                      |              |

|                       |                                                                                                                  |             |
|-----------------------|------------------------------------------------------------------------------------------------------------------|-------------|
|                       | <b>PERIOD ENDING</b>                                                                                             |             |
|                       |                                                                                                                  | \$ -        |
|                       | <b>Kidd Engineering Subtotal</b>                                                                                 | \$ -        |
| NorthStar Engineering | ARKANSAS RIVER LEVEE, ETC:                                                                                       |             |
|                       | <b>PERIOD ENDING MAY 23, 2025</b>                                                                                |             |
|                       |                                                                                                                  |             |
|                       | 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                                                                      | \$ 1,620.00 |
|                       |                                                                                                                  |             |
|                       | Wildhorse Creek Trash Rack:                                                                                      |             |
|                       | Task A. Topographic Survey                                                                                       | \$ -        |
|                       | Task B. Civil Design                                                                                             | \$ -        |
|                       | Reimbursable Expenses                                                                                            | \$ -        |
|                       |                                                                                                                  |             |
|                       | <b>NorthStar Subtotal</b>                                                                                        | \$ 1,620.00 |
|                       |                                                                                                                  |             |
|                       |                                                                                                                  |             |
|                       |                                                                                                                  |             |
|                       | <b>TOTAL CONSTRUCTION EXPENSES -- FUNDS<br/>TO BE TRANSFERRED FROM THE RESERVE<br/>ACCOU TO THE DRAW ACCOUNT</b> | \$ 1,620.00 |

