

MINUTES OF THE JULY 23, 2025 REGULAR MEETING OF THE PUEBLO
CONSERVANCY DISTRICT

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

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

The regular meeting of the Pueblo Conservancy District was called to order by President Prioieschi at 8:30 am.

Minutes

A quorum being present, the minutes of the June 25, 2025 meeting were reviewed. It was moved by Koehler to approve minutes and seconded by Willumstad. All in favor. Motion carried.

Public Forum

None

Guest Speaker

Susan Finzel from the Fountain Creek Water District would like to put signs on the Arkansas River. She has a proposal to access what is there currently on what can be done on design work. Creative Consortium works with the Fountain Creek. A proposal has been sent to Stephen Meir for \$46,000.00. Branding call Pueblo Riverhead System. She got the company to lower the bid down to \$15,000.00. Susan found \$5,000.00 out of a grant and would like PCD to contribute \$10,000.00 to project. PCD, PFAR and City Logo. CDOT grant will pay for installation. Susan will go back and ask City for \$5,000.00 and Fountain Creek for \$5000.00 and PCD for \$5000.00. Koehler made motion for PCD to donate \$5,000.00 contingent on City and Fountain Creek contributing \$5,000.00. Willumstad seconded. Serna opposed. Motion carried.

Arts Committee

Levee Mural Project

Ramu invited everyone to the Steel City Arkansas Festival Saturday, July 26, 2025. She has talked to five artists about painting the band at the bottom of the Levee.

Proposals

Heather Sullivan "Living Color" 24 X 48 – Willumstad made motion to approve. Koehler seconded. All in favor. Motion carried.

Miles Klos "Stuck On Pueblo" 24 X 36 – Willumstad made motion to approve. Maroney seconded. All in favor. Motion carried.

Desiree Talmich "Stick to your Dreams" 24 X 36 – Koehler made motion to approve. Lopez seconded. All in favor. Motion carried.

Desiree Talmich "Diversity: Pride in Stripes" 24 X 36 – Discussion – Lopez made motion to table. Koehler seconded. All in favor. Motion tabled.

Tim Nijenhuis "To the Point" 28 X 36 – Willumstad made motion to approve. Koehler seconded. All in favor. Motion carried.

Mural Removal and Painting Report

None

Sculpture Proposals:

None

Treasurers Report

A. Accountant's Compilation Reports – Cosyleon received report. \$117,839.82 has been refunded to homeowners to date.

B. Payment of Bills – Cosyleon made motion to pay bills. Koehler seconded. All in favor. Motion carried.

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

Old Business

Moffat – Kidd said gate at Runyon was damaged. He received a bid in the amount of \$5091.82 from Front Range to repair. Koehler made motion to repair gate. Willumstad seconded. All in favor. Motion carried. Prioreschi said the plan specs and documents are ready for approval to complete. Prioreschi instructed Cuppy to move forward on getting bid. Cuppy was asked to add two Solar Lights to the plan. Would also like poles for lighting and cameras.

Runyon Cameras

Prioreschi has a call in to High Point Network for pricing. Solar or Power. Runyon has power. Might get hard wired at Runyon.

Levee Seating

Prioreschi sent plans to Cuppy. Cuppy will get proposals to us. Plans include cement block seats with hand rails.

Life Jacket Stations

Cosyleon said Koehler have sponsors. Not sure when racks will be done. St Mary Corwin said no to donation. Holcim said no. Dan DeRose said yes. Joe Cervi with Minnequa Credit Union said no. Urban Renewal? Chamberlain? Stations will be 5' wide. Sarah is working on design to go on stations. 100 life jackets have been ordered from The Edge for \$2800.00. Sponsorships are \$4000.00 per station. Half Station Sponsorship will be \$2000.00. NorthStar might donate to half a station. Kidd Engineering agreed to donate the other half of the station with NorthStar. August 1, 2025 at the Community Foundation Meeting it was decided that Stations will be placed at Water Works, Pillar, Moffat, Runyon and Nature Center.

New Business**Art Committee Member**

Prioreschi feels we need 3 members on the Art Committee Board. Donna Phillips was volunteered to be 3rd member.

Purchase PCD Property

Historical Society has 300 copies of prints and scanning of old documents. Cost is \$1.25 per scan. PCD could rent climate controlled place. PCD could also purchase a place. Koehler made motion to have the County scan 300 copies at \$1.25 per page. Serna seconded. All in favor. Motion carried. Elley is going to look for storage place. Koehler made motion to have Elley look for storage space. All in favor Motion carried

Scans Of Old Records

Discussed above.

November Retreat

Does PCD want to have Retreat? Yes to a Retreat in November, 2025. Retreat will be Monday November 3rd or 10th, 2025 tentatively from 3 p.m. – 5 p.m.

President's Report

Prioreschi said the Wetland study was done and it went well. Report should be complete sometime in the winter. HARP has Milfoil in main channel.

Administrator's Report

Kidd said there was unsolicited painting East of Santa Fe Bridge. Tia cleaned and painted over it. Outdoor fitness accessibility needs to be included in any facilities constructed.

Other Business As May Be Brought Before the Board

Koehler said three terms are up in July. Koehler, Willumstad and Serna are all up. PCD booth will be at Station 8 at PFAR's Festival Saturday. People are not using old White Water Park because it is not being dredged. How do we get it dredged? Very costly. At least \$500,000.00 to have it done. Rick will call Dillon to see if someone can do this.

Adjournment:

Meeting adjourned at 10:25 a.m.

2025 SCHEDULED MEETING DATES (Meetings will be at 8:30 am unless posted otherwise)

September 24, 2025

October 22, 2025

November 19, 2025

December 17, 2025

APPROVED


James B Pioreschi, President


Ron Serna, Secretary

1877

PUEBLO CONSERVANCY DISTRICT

JUNE - JULY 2025

DEPOSITS - BANK OF THE SAN JUANS RESERVE ACCOUNT		
Pueblo County	Maintenance Fund Assessment	\$ 814,581.19
	(Collections to Date = \$2,960,297.16)	
		\$ 814,581.19

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

VENDOR	ITEM	AMOUNT	CHECK
Black Hills Energy	Lake Runyon Lighting Electrical Billing	\$ 164.32	Auto Pay
MGPM, PC	Bookkeeping	\$ 500.00	3614
Banner, Bower & Coultrip, PC	Attorney Fee	\$ 1,000.00	3600
	2nd Quarter Additional Attorney Charges	\$ 3,613.50	"
Kidd Engineering	Engineer/Admin Fee	\$ 3,000.00	3611
Leslie Lucero-Pryor	Administrative Assistant	\$ 500.00	3612
Cynthia Ramu	Levee Mural Art Coordinator Fee	\$ 1,500.00	3605
Tia Monson	Lake Runyon Watchperson	\$ 400.00	3619
	Additional Hours for Cleaning (XX)	\$ -	"
Director Cosyleon	Director Fees-Treasurer	\$ 300.00	3601
Director Elley	Director Fees	\$ 200.00	3602
Director Koehler	Director Fees	\$ 200.00	3604
Director Lopez	Director Fees-Vice President	\$ 300.00	3613
Director Maroney	Director Fees	\$ 200.00	3606
Director Phillips	Director Fees	\$ 200.00	3607

Director Pioreschi	Director Fees-President	\$ 500.00	3609
Director Serna	Director Fees-Secretary	\$ 300.00	3613
	35 miles @ \$0.70/mi - mileage for April and May - Levee graffitti, etc.	\$ 24.50	"
Director Willumstad	Director Fees	\$ 200.00	3615
JERBCO, LLC	January Website Maintenance	\$ 200.00	3608
Southern Colorado Services & Recyling, LLC	Runyon Porta-Potties Set and Service	\$ 448.00	3617
Thom Phelps	Enlightened Sculpture 1-year Rental Fee	\$ 750.00	3618
John Wilbar	White Figure Eights Sculpture 1-year Rental Fee	\$ 750.00	3610
Colorado Water Conservation Board	September 1, 2025 Loan Payment	\$ 1,102,488.59	3603
Bank of the San Juans	Credit Cards	\$ -	ACH
NorthStar Engineering	Maintenance Assessment Support, Consultations, Artwork and Recreational Opportunities, Attend meetings and reporting	\$ -	
	Maintenance Assessment Over Charges thru July 11, 2025	\$ -	"
Owner Name	MFA Refund	\$ -	
SUBTOTAL OF MFA REFUNDS THIS PERIOD	\$ -		
	TOTAL OPERATING EXPENSES -- FUNDS TO BE TRANSFERRED FROM THE RESERVE ACCOUNT TO THE OPERATING ACCOUNT	\$ 1,117,738.91	

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 JULY 11, 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	\$ 2,372.50	
	Wildhorse Creek Trash Rack:		
	Task A. Topographic Survey	\$ -	
	Task B. Civil Design	\$ 3,810.00	
	Reimbursable Expenses	\$ -	
	NorthStar Subtotal	\$ 6,182.50	1480
	TOTAL CONSTRUCTION EXPENSES -- FUNDS TO BE TRANSFERRED FROM THE RESERVE ACCOUNT TO THE DRAW ACCOUNT	\$ 6,182.50	

DEBITS - BANK OF THE SAN JUANS RESERVE ACCOUNT			
Pueblo Conservancy District	Transfer to Operating Account	\$ 1,117,738.91	
Pueblo Conservancy District	Transfer to Draw Account	\$ 6,182.50	
		\$ 1,123,921.41	

