

RECORD OF PROCEEDINGS

100 LEAVES

MINUTES OF THE BOARD OF DIRECTORS MEETING OF THE PUEBLO CONSERVANCY DISTRICT APRIL 25, 1970

The Directors met at 4:00 P.M., at the offices of their Engineer, Mr. Elliot, at 1110 N. Main Street.

DIRECTORS PRESENT: L. M. Rhoades, J. M. Martin and R. W. Taylor

ATTORNEY PRESENT : Walter Predovich

ENGINEER PRESENT ; S. F. Elliot

The meeting was called to order by the President. The minutes of the March 24th meeting were read and approved.

The Treasurer reported a cash balance of \$15,947.59 in the checking account at the First National Bank.

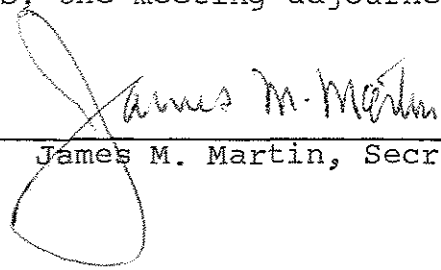
The following vouchers were approved:

15205	Bayless Excavating Company	\$1,025.00
15206	Department of Employment	78.72
15207	Colorado Department of Revenue	4.98
15208	Internal Revenue Service	45.00
15209	The Kaufman Agency	50.00
15210	L. M. Rhoades	35.00
15211	J. M. Martin	35.00
15212	R. W. Taylor	35.00
15213	S. F. Elliot	35.00
15214	Lewis M. Rhoades	95.20
15215	James M. Martin	71.40
15216	Walter W. Predovich	100.00
15217	Rose M. Hutchison	64.26

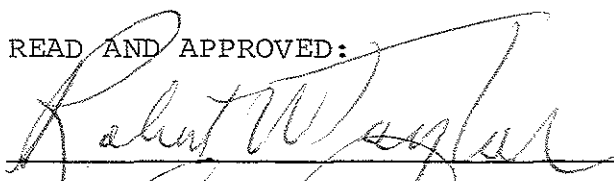
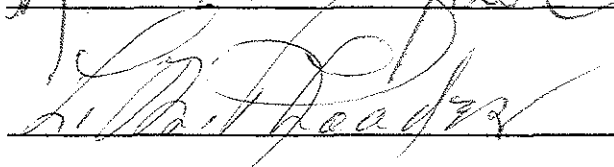
As per action of the Directors at their meeting of March 24th, an appraisal by Edward Kaufman, of the property to be placed on public sale was received, approved and made a part of these minutes. It was further noted that a legal notice was being currently run in the Pueblo Chieftain, inviting sealed bids on the land to be received in the Office of the District's Engineer at 10:00 A.M. on 8 May 1970. Proof of publication of the notice will be attached to the minutes of the Director's Meeting in May, as well as the results of the bidding.

Mr. Martin reported that as of now, Mr. Kenesovich had not yet furnished ample proof of insurance coverage relating to his proposal for the spraying of trees and brush in the Channel, as per his proposal.

There being no further business, the meeting adjourned at 5:00 P.M.


James M. Martin, Secretary

READ AND APPROVED:



The Kaufman Agency

1005 Court Street

Phone 543-2750

PUEBLO, COLORADO 81003

April 14, 1970

Mr. Simon F. Elliot, Engineer
1110 N. Main
Pueblo, Colorado

Dear Mr. Elliot:

Pursuant to your request I have examined values in the area of the Elizabeth Street tract and have attached hereto my report.

It is my opinion that there is very little differential in value since making an appraisal of the property in 1966. My estimate, in fee, effective April 13, 1970 is:

SEVENTEEN THOUSAND FIVE HUNDRED DOLLARS (\$17,500.00).

Respectfully submitted,

Edward E. Kaufman
Edward E. Kaufman

EEK/vp

Realtor - Insurer - Appraiser



SUPPLEMENTAL REPORT

Elizabeth Street Tract Extended

(Fractional SE $\frac{1}{4}$ Sec. 36, T-20-S, R-65-W &
Fractional SW $\frac{1}{4}$ Sec. 31, T-20-S, R-64-W)

Pueblo, Colorado

for

The Pueblo Conservancy District

April 13, 1970

by

EDWARD E. KAUFMAN

SUPPLEMENTAL REPORT

Elizabeth Street Tract Extended

(Fractional SE $\frac{1}{4}$ Sec. 36, T-20-S, R-65-W &
Fractional SW $\frac{1}{4}$ Sec. 31, T-20-S, R-64-W)

Pueblo, Colorado

April 13, 1970

This report is a supplement to and is to be made a part of an appraisal made of the subject property effective February 25, 1966. The purpose of this supplement is to up-grade the referenced report, the results of which are to be used as a guide for a sales price.

Upon re-inspection I find that there have been no changes on the street. Uses and faceouts are the same as in February of 1966.

A check was made of sales subsequent to my appraisal in 1966 including the tract to W. O. Nelson Plumbing firm below Ilex, Mass Estate to Johnson on Union, Valle to Bernstein and others.

From this data, it is the position of the appraiser that the value of the subject is approximately the same with some appreciation due to continued utilization of vacant tracts.

It is my opinion that a reasonable estimate of market value of the tract, in fee, effective April 13, 1970 is:

27,000 s.f. (deeper) @ 40¢	-	\$10,800
27,500 s.f. (shallower) @ 25¢	-	<u>6,875</u>
Total	-	\$17,675

Rounded: \$17,500.00.


Edward E. Kaufman