

MINUTES OF THE SEPTEMBER 24, 2025 REGULAR MEETING OF THE PUEBLO
CONSERVANCY DISTRICT

Directors Present: Jim Pioreschi, Ron Serna, Dennis Maroney, Corinne Koehler, Paul Willumstad, Boney Cosyleon, Marissa Lopez

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
Zach Swearingen, BOCC
Sam DeNardo Garren, Ross & DeNardo, Inc.

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

Minutes

A quorum being present, the minutes of the August 27, 2025 meeting were reviewed. It was moved by Koehler to approve minutes and seconded by Maroney. All in favor. Motion carried.

Public Forum

None

Guest Speaker

Zach Swearingen from the BOCC updated us on Greg Grayhek being named the new County Coroner. Koehler asked about the trail being extended to the county. He didn't really say much about it. He believes a Mayor is accountable to the people and is better than a City Manager. He said Arnold, the Chief Regional Building Department Director is now the Head of the new County Building Department. Zach said that the County has asked that the Comanche Plant stay open. If it does close the county would lose 10% of its funding annually.

Sam DeNardo presented the 2024 Audit Report for the PCD. Accounting is right on. The only difference from 2024 is the first year of refunds of the maintenance fee assessments. Some investment CD's are in out of state banks. This is not in line with Colorado Statute. PCD needs an investment policy. Funds need to be repositioned once CD's mature. Boney will call Mark at Stifel and check on this.

Arts Committee

Levee Mural Project

Proposals

Nichole Lachele "In Bloom" 24 X 24 – Serna made motion to approve. Koehler seconded. All in favor. Motion carried.

Manuel Luques; Jason Guitierrez-Valdez Historic "We Endure; We Remain (2025)" 24 X 36 – Koehler made motion to approve. Maroney seconded. All in favor. Motion carried.

Cynthia Ramu Historic "Corn Maiden" 28 X 36 – Koehler made motion to approve. Cosyleon seconded. All in favor. Motion carried.

Mural Removal and Painting Report

Ramu is surveying pieces that are peeling and fading. She is contacting artists to see if they are going to repair. She should have info at next months meeting. She also said some of the murals are getting clear coat on them.

Sculpture Proposals

None

Treasurers Report

A. Accountant's Compilation Reports – Cosyleon said everything looks good. Bank of San Juans called and said the Feds are dropping interest rates. Cosyleon made motion to accept report. Serna seconded. All in favor. Motion carried.

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

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

Old Business

A. Design Update All Projects

Cuppy said Moffat Street Parking Lot Packets are nearly ready for bid. He needs Solar Light Specs. The Levee seating design work is finished. He is finalizing the construction documents. Dylan has not given a cost yet. Hopes to get pricing by next week for the portion of the Levee down along Runyon. FEMA meeting is next week. Cathy Garcia will be attending.

Cosyleon would like to add 200 ft Sand Bar in water at Runyon Lake. Maroney suggested a Kayak Ramp go in Runyon Lake.

Runyon Cameras

Prioreschi talked to Dave Fingel about cameras. They have been put on hold.

Promotional Items

Prioreschi talked to marketing committee about shirts, water bottles and pamphlets with information about the PCD. Koehler would like high resolution pictures for cards. Polo Shirts for when members attend events. Lopez suggested stickers with pictures and logos. Prioreschi asked Lopez to come up with designs and pricing. Marketing committee will work on this.

Life Jacket Stations

Prioreschi said three are installed and one is in storage. Waiting for construction on the Moffat Parking Lot to be completed. They are 5' wide X 4' tall. Koehler has contacted sign company and is waiting for pricing. Design is complete. Life Jackets won't be put out until Spring. \$4000.00 from Foundations will be decided on in October. Do we want a sign in Spanish? Would like small sign in Spanish on Southside of Waterpark.

Dredging

Prioreschi met with Miller about cleaning 3, 4 and 6. Kidd has not heard anything back from Gary Lacy and Bob Walker about boater recommendations. Waiting for pricing and idea.

FEMA Certification

Meeting with FEMA September 30, 2025.

Art Director Scope of Work

Koehler suggested assigning a subcommittee. Lopez agreed. Lopez and Serna will be on committee. They will focus on training, safety, safety precautions and what ifs, artist regulations and paint getting in water. A video could be made as to what needs to be done when painting. Coultrip would like suggestions to discuss at the Executive Committee Meeting.

NEW BUSINESS**Self Assessment Forms**

Prioreschi wants to know if this is adequate for PCD Committee. This will be a Retreat topic.

Tour Of Levee

Prioreschi said this will happen in the Spring.

Board Package Submittals

Prioreschi would like to get information out to Rick ten days prior to Board Meeting.

President's Report

Priorreschi sent links about Master Plan. The take out area would be best located on the south side of the river below the St Charles Mesa Water diversion dam. Construction of a boat and fish passage structure will let users safely pass over the diversion. Rick talked to Julie Knudson and she would be willing to work with us.

Administrator's Report

Kidd talked about graffiti removal work that Adrian is doing. Patrick Flemming sent pictures of work being done. Adrian is doing a great job. Kidd will bring draft budget to next months meeting.

Other Business As May Be Brought Before the Board

Koehler said that a group of non profits has programs to get kids outside. Boys and Girls Club has a program on October 2, 2025. Grass Roots Gravel Event is October 11, 2025 on the Levee. Volunteers are needed.

Adjournment:

Meeting adjourned at 10:25 a.m.

2025 SCHEDULED MEETING DATES (Meetings will be at 8:30 am unless posted otherwise)
November 19, 2025 **December 17, 2025**

APPROVED


James B Priorreschi, President


Ron Serna, Secretary

PUEBLO CONSERVANCY DISTRICT

AUGUST - SEPTEMBER 2025

DEBITS - BANK OF THE SAN JUANS - OPERATIONS & MAINTENACE ACCOUNT		
VENDOR	ITEM	AMOUNT
Black Hills Energy	Lake Runyon Lighting Electrical Billing	\$ 171.24
MGPM, PC	Bookkeeping	\$ 500.00
	2024 Audit Preparations	\$ 4,000.00
Banner, Bower & Coultrip, PC	Attorney Fee	\$ 1,000.00
Kidd Engineering	Engineer/Admin Fee	\$ 3,000.00
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 (1)	\$ 25.00
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 Prioreshi	Director Fees-President	\$ 500.00
Director Serna	Director Fees-Secretary	\$ 300.00
	32 miles @ \$0.70/mi - mileage for August - Levee graffitti, etc.	\$ 22.40
Director Willumstad	Director Fees	\$ 200.00
JERBCO, LLC	January Website Maintenance	\$ 200.00
Southern Colorado Services & Recyling, LLC	Runyon Porta-Potties Set and Service	\$ 324.00

Waste Connections of Colorado	Runyon Dumpsters	\$ 215.55
Southern Colorado Mobile Blasting, LLC	Levee Graffiti Removal	\$ 1,562.33
Bank of the San Juans	Credit Cards	\$ 1,396.38
	Kidd \$ 414.00 - PO Box Rental	
	Koehler \$ 59.88 - Signs	
	Prioreschi \$ 922.50 - Storage Unit	
NorthStar Engineering	Maintenance Assessment Support, Consultations, Artwork and Recreational Opportunities, Attend meetings and reporting	\$ 680.00
	Maintenance Assessment Over Charges thru August 15, 2025	\$ 3,660.00
SUBTOTAL OF MFA REFUNDS THIS PERIOD		
	TOTAL OPERATING EXPENSES -- FUNDS TO BE TRANSFERRED FROM THE RESERVE ACCOUNT TO THE OPERATING ACCOUNT	\$ 21,556.90

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 SEPTEMBER 12, 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	\$ 1,100.00
	Wildhorse Creek Trash Rack:	
	Task A. Topographic Survey	\$ -
	Task B. Civil Design	\$ -
	Reimbursable Expenses	\$ -
	Levee Seating:	
	Task Q. 1. Topographic Survey	\$ 3,450.00
	Task Q. 2. Civil Site Engineering	\$ -
	Task Q. 3. Bidding Documents	\$ -
	NorthStar Subtotal	\$ 4,550.00
	TOTAL CONSTRUCTION EXPENSES -- FUNDS TO BE TRANSFERRED FROM THE RESERVE ACCOUNT TO THE DRAW ACCOUNT	\$ 4,550.00

