

MINUTES OF THE OCTOBER 22, 2025 REGULAR MEETING OF THE PUEBLO
CONSERVANCY DISTRICT

Directors Present: Corinne Koehler, Donna Phillips, Paul Willumstad, Boney Cosyleon, Dennis Maroney, Marisa Lopez, Paul Serna, Jim Pioreschi, Carl Elley

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
Ted Lopez, Salt Creek Resident
Laura Lopez Heckhausen, Salt Creek Resident

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 September 24, 2025 meeting were reviewed. It was moved by Koehler to approve minutes and seconded by Phillips. All in favor. Motion carried.

Public Forum

Ted Lopez, Salt Creek Resident was there to find out when he would be getting his check for the Maintenance Fund Assessment for 1417 Laredo St. Kidd said that he needed the W9 to issue check. Mr. Lopez submitted the W9 and will be getting his check.

Arts Committee

Levee Mural Project

Proposals

Fernando Padilla, Historic mural "The Beauty of Southern Colorado" 24 X 28 - Willumstad made motion to approve. Koehler seconded. All in favor. Motion carried.

Dominic Brazzale "No hay lugar como mi Pueblo" "There is no place like my Pueblo" 24 X 48 - Koehler made motion to approve. Lopez seconded. Discussion was had about mural being a memorial due to the large picture of face. Original motion was voted down. After further discussion, Koehler moved to approve pending modification of size of picture. Phillips seconded. Ramu was able to contact artist and presented the mural with the face modified by 1/3 smaller than 1/4 of the mural. The picture was still overpowering the mural. More discussion was had and decided the picture needed to be modified by 50 percent. Koehler moved to approve with the revision by 50 percent. Lopez seconded. A vote was taken that was 4 - 4 for approval based on the portrait being downsized to (50%) of the initial size. Pioreschi did not break the

tie. Ramu was asked to send out a revised proposal with the size and a poll would be taken to see if there was a change in the 4 – 4 vote.

Mural Removal and Painting Report

Ramu said she has 6 or 7 murals that need to be repainted or removed.

Sculpture Proposals

None

Treasurers Report

A. Accountant's Compilation Reports

Cosyleon said he would ask Mark Paolucci to come explain statement on report. Report was received and filed.

B. Payment of Bills

Cosyleon made motion to approve. Willumstad seconded. All in favor. Motion carried. Discussion was had about Justin our website person. Elley made motion contingent on Kidd talking to Justin to not pay going forward. Willumstad seconded. All in favor. Motion carried.

C. Billed Invoice vs Estimates

Priorreschi said that invoices will be paid. Payments will not be made on estimates. Invoices need to be sent to Kidd 10 days prior to meeting dates.

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

Old Business

Grant for Boat/Fish Passage

Priorreschi talked to Steven Meier and he is willing to let City Grant Writer help with this.

Lighting

Priorreschi talked to Steven Meier and Bobby Quintana and they have plans together but are missing details. Priorreschi had meeting with Mike Aragon for placement of lights. Hoping to have bid by November. Work will begin in December. There are 112 lights. Not all are for the Levee. Cameras are also a part of this. No lighting will be on bridges. Poles will start at Wildhorse and will go down to maintenance road by Moffat.

Promotional Items

Koehler received responses from six people and nothing from three about Polo Shirts. The Conservancy Logo will be on the shirts. A signup sheet was handed out for all members that would like a shirt. She got pricing on note cards with pictures from Joe Klune and Ted Shaffer. 500 note cards 5.5 X 8.5 full color and PCD on the back of them will be \$258.00 from My Friend the Printer. Koehler moved to approve 500 note cards and Marisa will do the lay outs. Lopez seconded. All in favor. Motion carried. Lopez checked into stickers. 1000 stickers for \$150.00 from Vista Print. She will look at more pricing.

Life Jacket Stations

4 stations are up and running. A 5th one will be added. EM Christmas, Chamberlin, Kerry and Dan DeRose, Southern Colorado Community Foundation 2025 Fall Community Grant, and Pueblo Urban Renewal Authority are sponsoring the five stations. 2 will be at Waterworks Park. Pioreschi met with Meier and will use the one PCD has in storage for the second one. Mesa Fab pricing is \$2,200.00 for the fifth rack, which will be installed at the Moffat Parking Lot. They are holding the price at their previous bid. Print Pro has material to do printing. Koehler is working with them on proofs. Signs should go up in a couple of weeks. Pioreschi is waiting for Mesa Fab on installation of rack on Northside.

Wildhorse Creek Cleanup/Mural Under 11st Bridge

Pioreschi was requested to have the PCD clean by 11th Street bridge and have Tia put mural there. He said that he would like Urban Renewal to pay for cleanup and cost of putting mural up. Koehler will check into this.

Self Assessment

Pioreschi would like forms back. Would like to go thru Board Assessment. Would like back before Retreat.

Mural Coordinator Update

Lopez and Serna met and made adjustments on this. Lopez has typed it and will email out. They have condensed job description. Would like input from everyone.

FEMA Update

Pioreschi, Willumstad and Kidd met with FEMA. Need more information before Levee can be certified. Cuppy needs flood water elevation information from FEMA and it looks like this may still be a couple of years out. The alternative is for the District to Contract for a hydrological study covering much of the City. Cuppy sent proposal for initial certification study of the Runyon portion of the levee system to include: \$14,460.00 Survey, \$9,400.00 Evaluation, and other items totaling \$46,360.00. Phillips made motion for Cuppy to do this work. Koehler seconded. Discussion was had. All in favor. Motion carried.

Presidents Report

Priorreschi said Rye Mountain Park has nice playground equipment set up. Priorreschi will get information and present at Retreat.

Administrator's Report

Kidd said that the website accessibility rating is at 97% and needs to be a full 100%. Kidd sent out draft of budget for next year. 2026 is basically the same as last year. Some construction might be added to capital improvements next year. Final budget needs to be approved at the November 19, 2025 meeting.

Other Business As May Be Brought Before the Board

None

Adjournment:

Meeting adjourned at 10:30 a.m.

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

APPROVED


James B Priorreschi, President


Ron Serna, Secretary

1880

PUEBLO CONSERVANCY DISTRICT

SEPTEMBER-OCTOBER 2025

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

VENDOR	ITEM	AMOUNT
Black Hills Energy	Lake Runyon Lighting Electrical Billing	\$ 171.24
MGPM, PC	Bookkeeping	\$ 500.00
Banner, Bower & Coultrip, PC	Attorney Fee	\$ 1,000.00
	3rd Quarter Additional Services	\$ 2,117.00
Kidd Engineering	Engineer/Admin Fee	\$ 3,000.00
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 (0)	\$ -
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
	38miles @ \$0.70/mi - mileage for August - Levee graffiti, etc.	\$ 26.60
Director Willumstad	Director Fees	\$ 200.00
JERBCO, LLC	January Website Maintenance	\$ 200.00
Southern Colorado Services & Recycling, LLC	Runyon Porta-Potties Set and Service	\$ 405.00
Waste Connections of Colorado	Runyon Dumpsters	\$ 215.70
Southern Colorado Mobile Blasting, LLC	Levee Graffiti Removal	\$ -

Bank of the San Juans	Credit Cards	\$ 170.49
	Kidd \$ 26.96 - Meeting Refreshments	
	Koehler \$ 143.63 - Target	
	Priorreschi \$ 0.00	
Sophie Fernandez	Life Jacket Stencils	\$ 150.00
Graffic Junkie	Life Jacket Signage Designs	\$ 900.00
Garren, Ross & DeNardo, Inc.	2024 Audit Report	\$ 7,530.59
NorthStar Engineering	Maintenance Assessment Support, Consultations, Artwork and Recreational Opportunities, Attend meetings and reporting	\$ 870.00
	Maintenance Assessment Over Charges thru August 15, 2025	\$ 3,770.00
SUBTOTAL OF MFA REFUNDS THIS PERIOD		
	TOTAL OPERATING EXPENSES -- FUNDS TO BE TRANSFERRED FROM THE RESERVE ACCOUNT TO THE OPERATING ACCOUNT	\$ 25,826.62

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 OCTOBER 17, 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	\$ 7,425.00
	Wildhorse Creek Trash Rack:	
	Task A. Topographic Survey	\$ -
	Task B. Civil Design	\$ -
	Reimbursable Expenses	\$ -
	Levee Seating:	
	Task Q. 1. Topographic Survey	\$ -
	Task Q. 2. Civil Site Engineering	\$ -
	Task Q. 3. Bidding Documents	\$ -
	NorthStar Subtotal	\$ 7,425.00
	TOTAL CONSTRUCTION EXPENSES -- FUNDS TO BE TRANSFERRED FROM THE RESERVE ACCOUT TO THE DRAW ACCOUNT	\$ 7,425.00

