

MINUTES OF THE NOVEMBER 19, 2025

REGULAR MEETING OF THE PUEBLO CONSERVANCY DISTRICT

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

Also Present: Don Banner, Attorney
Rick Kidd, Engineer/Administrator
Leslie Lucero-Pryor, Administrative Assistant
Cynthia Ramu, Mural Art Coordinator
Mike Cuppy, Northstar Engineering
Mark Paolucci, Accountant
Bob Silva

The regular meeting of the Pueblo Conservancy District was called to order by President Pioreschi at 8:30 am. Pioreschi reported that Carl Elley had submitted his resignation from the Board. He told Pioreschi that he had too many things going on in his personal life to devote attention to the District.

Minutes

A quorum being present, the minutes of the October 22, 2025 meeting were reviewed. It was moved by Koehler to approve minutes and seconded by Cosyleon. All in favor. Motion carried.

Budget Hearing

The budget was presented by Kidd. He reported that the budget announcement had been published in the Pueblo Chieftain, and that no one had called with questions or asked to review the proposed 2026 Budget. Banner requested the Board to approve the following documents for required submittal and filings. Copies of the approved documents are attached at the end of the minutes.

- A. Resolution to Adopt Budget – Koehler moved to adopt 2026 budget. Cosyleon seconded. All in favor. Motion carried.
- B. Resolution to Appropriate Sums of Money – Koehler moved to appropriate sum of money. Willumstad seconded. All in favor. Motion carried.
- C. 2026 Budget Message – Annual message to DOLA needs to have the year changed.
- D. Directions to the Treasurer

Public Forum

Bob Silva a member of the Historic Society and Author of Lead in Trinidad presented a 2026 calendar he is putting together with Photographs of the Levee Murals and wanted to know if the Conservancy District was interested in using it as a marketing tool.

Arts Committee

Levee Mural Project

Proposals

Daniel Sanchez "Echoes of the Pueblo Sunset" – Willumstad moved to approve. Serna seconded. All in favor. Motion carried. Was suggested to put in Historic part of Levee. Lopez moved to approve. Serna seconded. All in favor. Motion carried.

Tom Latka "Historic Arkansas River, the Eighth Waterfall" – Willumstad moved to approve. Koehler seconded. All in favor. Motion carried.

John Cordova "Rising from the Ashes" – Koehler moved to approve. Lopez seconded. All in favor. Motion carried.

Alisa Proffer "Dinosaurs in the Valley" – Koehler moved to approve. Cosyleon seconded. All in favor. Motion carried.

Daniel Crosier "The Jackelope" – Maroney moved to approve. Koehler seconded. All in favor. Motion carried.

Amy Ackley Saxe "The Historic Colorado Tarantula Migration" – Koehler moved to approve. Lopez seconded. All in favor. Motion carried.

Mural Removal and Painting Report

Ramu would like historic section to stop at drop 8. Koehler moved to decrease Historical Section to stop at drop 8. Maroney seconded. All in favor. Motion carried.

Sculpture Proposals

None

Treasurers Report

A. Accountant's Compilation Reports

Serna moved to approve Compilation Report accepting Mark's recommendation. Phillips seconded. All in favor. Motion carried.

B. Payment of Bills

Willumstad made motion to pay Carl Elley. Phillips seconded. All in favor. Motion carried. Cosyleon made motion to approve payment of bills. Phillips seconded. All in favor. Motion carried.

PLEASE SEE LAST 5 PAGES AT THE END OF THE MINUTES FOR BREAKDOWN.

Old Business:

Dredging Pricing

Priorreschi talked to Dillon about dredging on 3, 4 and 6. Priorreschi said above drop 1 needs to be dredged first. Pricing to dredge is 1.86 million for drops 3, 4 and 6. Possible option is for divers. Priorreschi would like to dredge on drop 1 before any other dredging as a stand alone trial costing 1 million. Koehler recommends Priorreschi talk to County, HARP and City about this. Priorreschi will draw up plan and bring back to Board. Dredging was tabled.

Pricing and Bid Status for Design Projects

The 2025 assessments from the County were incorrect and are being fixed. 2023 refunds were sent to Kidd. Cuppy is behind and working on the remaining parcels. The Trash Rack Plans are completed. Miller has them and needs to get pricing. Moffat Parking Lot is done. Bids need to be sent out. Does Board want electronic or paper bids to be requested. Electronic is what was suggested. Priorreschi entertained a motion Willumstad made for Cuppy to send invitation to bid. Koehler seconded. Lopez opposed. Motion carried. Cuppy will get list of contractors and send to Board. Need pricing for Levee Seating Design. Cuppy will do Levee Certification. Southside is 60% complete and is on hold. Will be finalized in the summer. Board said to move forward on this. Nothing has been done on the Boulder Street Trail Connection. The Runyon Boat pull out has been put on hold.

Art Director Scope of Work

Job description was handed out. Willumstad made motion to table until December 17, 2025 meeting. Phillips seconded. All in favor. Motion carried.

New Business:

Guidelines for Murals – Current Guidelines Will Be Emailed Prior to Meeting

Maroney made motion to table. Willumstad seconded. All in favor. Motion carried.

Nomination Committee for Officers

Willumstad, Koehler and Cosyleon will be on committee.

Proposed Projects

Projects will be emailed before next meeting.

Presidents Report

Was given during Project updates.

Administrator's Report

Kidd said the gate has been installed at Runyon. Spaccamonti is cleaning weeds off Levee. Miller is cleaning trash at Wildhorse Creek.

Other Business As May Be Brought Before the Board

CDOT signs will be repaired.

Adjournment:

Meeting adjourned at 10:30 a.m.

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

APPROVED


James B Prioreschi, President


Ron Serna, Secretary

1881

PUEBLO CONSERVANCY DISTRICT

OCTOBER - NOVEMBER 2025

DEPOSITS - BANK OF THE SAN JUANS RESERVE ACCOUNT		
Pueblo County	Maintenance Fund Assessment	\$ 4,281.19
	(Gross Collections to Date = \$3,092,193.39)	
		\$ -
		\$ -
		\$ 4,281.19

DEBITS - BANK OF THE SAN JUANS - OPERATIONS & MAINTENACE ACCOUNT				
VENDOR	ITEM	AMOUNT	CHECK	CODE
Black Hills Energy	Lake Runyon Lighting Electrical Billing	\$ 171.49	Auto Pay	105
MGPM, PC	Bookkeeping	\$ 500.00	3710	90A
Banner, Bower & Coultrip, PC	Attorney Fee	\$ 1,000.00	3707	80
Kidd Engineering	Engineer/Admin Fee	\$ 3,000.00	3699	83
Leslie Lucero-Pryor	Adminstrative Assistant	\$ 500.00	3700	100
Cynthia Ramu	Levee Mural Art Coordinator Fee	\$ 1,500.00	3693	100
Tia Monson	Lake Runyon Watchperson	\$ 400.00	3708	105
	Additional Hours for Cleaning (0)	\$		105

		-	"	
Director Cosyleon	Director Fees-Treasurer	\$ 300.00	3690	81
Director Elley	Director Fees	\$ 200.00	3691	81
Director Koehler	Director Fees	\$ 200.00	3692	81
Director Lopez	Director Fees-Vice President	\$ 300.00	3701	81
Director Maroney	Director Fees	\$ 200.00	3694	81
Director Phillips	Director Fees	\$ 200.00	3695	81
Director Pioreschi	Director Fees-President	\$ 500.00	3698	81
Director Serna	Director Fees-Secretary	\$ 300.00	3705	81
	41miles @ \$0.70/mi - mileage for August - Levee graffitti, etc.	\$ 28.70	"	103
Director Willumstad	Director Fees	\$ 200.00	3704	81
JERBCO, LLC	January Website Maintenance	\$ 200.00	3697	100
Southern Colorado Services & Recyling, LLC	Runyon Porta-Potties Set and Service	\$ 405.00	3706	105
Waste Connections of Colorado	Runyon Dumpsters	\$ 431.35	3709	105
Bank of the San Juans	Credit Cards	\$ 4,277.10	ACH	96
	Kidd \$ 0.00			
	Koehler \$ 4277.10 - Print Pros, Signs			
	Pioreschi \$ 0.00			
Screened Effrects	PCD Logo Polo Shirts	\$ 411.00	3686	96
Front Range Welding & Fabrication	Replace Damaged Gate into Lake Runyon	\$ 5,091.82	3696	105
Miller Pipeline	Wildhorse Creek Cleaning, 6-29-25	\$ 5,374.00	3702	105

NorthStar Engineering	Maintenance Assessment Support, Consultations, Artwork and Recreational Opportunities, Attend meetings and reporting	\$ 1,740.00	3703	100
	Maintenance Assessment Over Charges Review thru November 14, 2025	\$ 5,590.00	"	105A
Theodore F. Lopez	MFA Over Assessment Refund	\$ 2,388.43	3689	105A
SUBTOTAL OF MFA REFUNDS THIS PERIOD		\$ 2,388.43		
	TOTAL OPERATING EXPENSES -- FUNDS TO BE TRANSFERRED FROM THE RESERVE ACCOUNT TO THE OPERATING ACCOUNT	\$ 33,020.46		
DEBITS - BANK OF THE SAN JUANS - CONSTRUCTION DRAW ACCOUNT				
Kidd Engineering	ARKANSAS RIVER LEVEE:			
	-			
	<u>PERIOD ENDING</u>			
		\$ -		110A.1
	Kidd Engineering Subtotal	\$ -		
NorthStar Engineering	ARKANSAS RIVER LEVEE, ETC:			
	<u>PERIOD ENDING NOVEMBER 14, 2025</u>			
	South Side Slope Paving and Trail Design	\$ -		110
	Survey and Design of Boulder Street Trail	\$ -		110
	Survey and Design of Runyon Boat Pull-Out	\$ -		110
	Moffat Street Parking Lot Survey and Design	\$ -		110

	Wildhorse Creek Trash Rack:			
	Task A. Topographic Survey	\$ -		110
	Task B. Civil Design	\$ -		110
	Reimburseable Expenses	\$ -		110
	Levee Seating:			
	Task Q. 1. Topographic Survey	\$ -		110
	Task Q. 2. Civil Site Engineering	\$ 2,700.00		110
	Task Q. 3. Bidding Documents	\$ -		110
	Runyon Levee FEMA Certification:			
	Task R.1 As Constructed Survey	\$ 7,480.00		110F
	Task R.2 Visual Condition Assessment	\$ -		
	Task R.3 Geotechnical Investigations	\$ -		
	NorthStar Subtotal	\$ 10,180.00	1485	
Miller Pipeline	Reduction of Retainage by 50%	\$ 32,431.05	1484	110N
	TOTAL CONSTRUCTION EXPENSES -- FUNDS TO BE TRANSFERRED FROM THE RESERVE ACCOUT TO THE DRAW ACCOUNT	\$ 10,180.00		

DEBITS - BANK OF THE SAN JUANS RESERVE ACCOUNT				
Pueblo Conservancy District	Transfer to Operating Account	\$ 33,020.46		
Pueblo Conservancy District	Transfer to Draw Account	\$ 10,180.00		

		\$ 43,200.46		
--	--	-----------------	--	--

RESOLUTION TO ADOPT BUDGET
(pursuant to CRS 29-1-108)

A resolution summarizing the expenditures and revenues for each fund and adopting the Pueblo Conservancy District for the calendar year beginning on the first day of January and ending on the last day of December 2026.

Whereas, the Pueblo Conservancy District has appointed Rick Kidd, District Administrator, to prepare and submit a proposed budget to said governing body at the proper time; and

Whereas, Rick Kidd has submitted a proposed budget to this governing body at the October 2025 meeting; and

Whereas, upon due and proper notice, published or posted in accordance with the law, the proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 19, 2025 and interested taxpayers were given the opportunity to register any objections to said proposed budget; and

Whereas, whatever increases may have been made in the expenditures, like increases in the revenues or planned to be expended from reserves/fund balances so that the budget remains balanced, as required by law.

Now therefore, be it resolved by the Board of Directors of the Pueblo Conservancy District as follows:

1. That the budget for calendar year 2026 as submitted, amended and summarized, a copy of which is attached hereto, hereby is approved and adopted as the budget of the Pueblo Conservancy District for the year stated above.
2. That the budget hereby approved and adopted shall be signed by the Secretary and be a part of the public records of the Pueblo Conservancy District.
3. That any of the officers of the Pueblo Conservancy District be and are hereby authorized to sign and certify to the above matters.

Adopted this 19th day of November, 2025.

RESOLUTION TO APPROPRIATE SUMS OF MONEY
(pursuant to CRS 29-1-108)

A resolution appropriating sums of money to the various funds, in the amount and for purpose as set forth below, for the Pueblo Conservancy District for the 2026 Budget year.

Whereas, the Pueblo Conservancy District has adopted the annual budget in accordance with the Local Government Budget Law on November 19, 2025; and

Whereas, the Pueblo Conservancy District has made provision therein for revenues in or greater than the total proposed expenditures as set forth in said budget; and

Whereas, it is not only required by law, but also necessary to appropriate the revenues reserves or fund balances provided in the budget to and for the purposes described below, thereby establishing a limit on expenditures for the operation of the Pueblo Conservancy District;

Now therefore, be it resolved by the Board of Directors of the Pueblo Conservancy District as follows:

That the following sums are hereby appropriated from the revenue of the Pueblo Conservancy District for purposes stated in the 2026 approved Budget:

GENERAL FUND:

Current Operating Expenses: \$833,000.00

Capital Outlay: \$2,250,000.00

Debt Service: \$1,102,489.00

Refunds: \$250,000.00

Adopted this November 19, 2025.



Ron Serna
Secretary and Board Member

2026 BUDGET MESSAGE

The Pueblo Conservancy District (the District) is organized under the laws of the State of Colorado to maintain the Arkansas River and the Wildhorse Creek levees. The District operates under the jurisdiction of a nine member board of directors who are appointed by the City of Pueblo, Colorado and the County of Pueblo, Colorado. The Board of Directors of the Conservancy District supervises the repairs, maintenance and capital improvements needed to maintain the levee. This includes but is not limited to contracting for capital repairs, weed control along the levee, inspection for faults in the levee and working with the Army Corps of Engineers when appropriate.

The financial statements of the District are prepared in accordance with accounting principles generally accepted in the United States of America as applicable to governments. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The District maintains a public web site.

The budgetary basis of accounting used by the Pueblo Conservancy District is the modified accrual basis method of accounting.

The budget includes the anticipated source of revenues, being revenues from interest on monies on deposit and other investments, leasehold revenues, tax exempt bond proceeds, from a Maintenance Fund Assessment and monies from a loan from the Colorado Water Conservation Board. The Pueblo County Treasurer is responsible for assessing, collecting and distributing Maintenance Fund Assessments in accordance with existing legislation. The Maintenance Fund Fee is assessed to properties within the District's boundary. By order of the Supervising Court, after public notice and hearing, the District's boundary was expanded to include the entire County of Pueblo. The Maintenance Fund Assessment is included on Pueblo County property tax billings on the first day of the assessment year and may be paid in two equal installments before the last day of February and the 15th day of June or in full by the last day of April. Fees are assessed based on property values, with a range of fees based on whether the property is located within (1) the flood plain; (2) the City of Pueblo limits but outside the flood plain; or (3) the County of Pueblo but outside the flood plain and outside the City of Pueblo limits. The Maintenance Fund Assessment has been determined by the Colorado Supreme Court to be an assessment and not a tax. Maintenance fund Assessments are recognized as revenue as collected by the Pueblo County Treasurer. They are considered both measurable and available if collected within 60 days after December 31.

The budget includes the anticipated expenditures by the Pueblo Conservancy District for capital improvements, emergency flood repairs, routine repairs and maintenance, engineering, legal and administrative fees, as well as other anticipated expenses. For a number of years, the District has been engaged in repairing the levee system through Pueblo in an effort to comply with FEMA certification requirements. Funding the costs of these repairs has been accomplished through the issuance of long term loans from the Colorado Water Conservation District.



**DIRECTIONS TO THE TREASURER OF PUEBLO COUNTY FOR
MAINTENANCE FUND ASSESSMENT OF THE
PUEBLO CONSERVANCY DISTRICT**

STATE OF COLORADO)
) ss.
COUNTY OF PUEBLO)

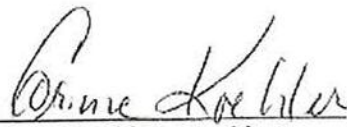
To the Treasurer of Pueblo County, Colorado:

This is to certify that by virtue and under the authority of the conservancy, Colorado, the Board of Directors of the Pueblo Conservancy District has levied a Fund Assessment for the year 2025 payable with real property taxes for 2025 due shown on the maintenance fund assessment record which is provided to you by County Assessor's office or by our agent, NorthStar Engineering and Surveying; undersigned further certify that all of the properties in Pueblo County excluding properties, as shown in Tiers 1, 2 and 3 and State Assessed Properties, are to Properties in Tier 1 and State Assessed Properties whose location cannot be determined; accuracy shall be assessed at the Tier 1 (Pueblo County, outside of the City of Pueblo outside of the flood plain) rate of \$9.1881 per \$100,000.00 of actual value. Properties shall be assessed at the rate of \$13.3299 per \$100,000.00 of actual value. Properties shall be assessed at the rate of \$142.8570 per \$100,000.00 of actual value."

The amounts of said levies upon the several parcels of land upon which taxes imposed are set forth in the maintenance fund assessment record.

The said assessments set forth in the maintenance fund record shall be collectible payable the present year in the sums therein specified at the time that the state and county taxes are due and collectible, and you are directed and ordered to demand and collect such taxes at the time that the state and county taxes are due on the same land, and the maintenance fund assessment record to which this certificate is appended shall be your authority for collection.

Witness the signature of the president of the District, attested by the secretary, this 23rd day of October, 2024.


Corinne Koehler, President

PUEBLO CONSERVANCY DISTRICT
2026 BUDGET
APPROVED ON NOVEMBER 19, 2025

	2026 BUDGET
REVENUES	
Interest	\$ 215,000
Unrealized Gains	\$ -
Maintenance Fund Assessment	\$ 3,100,000
Other Income - CDPW Runyon Lease	\$ 9,000
Total Revenues	\$ 3,324,000
EXPENDITURES	
Operations:	
Legal Fees	\$ 20,000
Directors Fees	\$ 36,000
Engineer/Administrative	\$ 36,000
Administrative Assistant	\$ 6,000
Levee Mural Art Coordinator	\$ 18,000
Lake Runyon Watch Person	\$ 8,000
Bookkeeping & Audit Preparation	\$ 10,000
Audit	\$ 9,000
Insurance/Bonds	\$ 3,000
Office Expense	\$ 35,000
Office Rent/Storage	\$ 2,000
Professional Fees	\$ 70,000
Travel	\$ 1,000
Repairs & Maintenance	\$ 200,000
Maintenance Fund Assessment Programming & Maintenance	\$ 18,000
Information and Outreach	\$ 10,000
HARP -- IGA Contribution	\$ 50,000
HARP -- O&M	\$ 10,000
Operations Subtotal	\$ 542,000
Construction and Debit Service:	
Contract Administration and Oversight	\$ 10,000
Construction Program Professional Fees	\$ 25,000
Bridge Lighting	\$ 30,000
Miscellaneous Small Capital Improvements	\$ 35,000
Capital Improvements	\$ 2,250,000
Contingencies	\$ 100,000
Emergency Repairs	\$ 15,000
Construction Loan Payment	\$ 1,102,489
Construction and Debit Service Subtotal	\$ 3,567,489
Miscellaneous:	
Document Preservation	\$ 1,000
Planning and Development	\$ 75,000