

MINUTES OF THE DECEMBER 17, 2025

REGULAR MEETING OF THE PUEBLO CONSERVANCY DISTRICT

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

Also Present: Lisha Coultrip, Attorney
Rick Kidd, Engineer/Administrator
Mike Cuppy, Northstar Engineering
Cynthia Ramu, Art Coordinator
Tia Monson,

The regular meeting of the Pueblo Conservancy District was called to order by President Pioreschi at 10:00 am.

Minutes

A quorum being present, the minutes of the November 19, 2025 meeting were reviewed. It was moved by Cosyleon to approve minutes and seconded by Koehler. Motion carried.

Public Forum

Susan Finzel talked about River Trail Signage. The Conservancy District contributed to the signs. Many of the signs need repairs and updating. Susan said signs will be updated in March, 2026. She will be contacting and recruiting groups to help with the signs.

Arts Committee

Levee Mural Project

Proposals

Sadi Howes "Weaved Amphibian" 36 X 28 – Koehler made motion to approve. Maroney seconded. All in favor. Motion carried.

Mural Report

Ramu said Levee Murals could break US world record soon. She measured to Union Bridge and it is 200,00 square feet which would break the record by mid summer. Ramu is working on exhibit at Sangre de Cristo. She is asking for Conservancy to help her balance costs. She asked about stipends for historic murals. There are almost 20 murals. Is the Conservancy willing to go forward with stipends. Koehler said we would need total costs. Ramu should have numbers by the first of the year. This will be added to January's agenda. Stipends are \$1,000.00 once mural is completed. Both of these items were tabled until January. Willumstad made motion to table. Cosyleon seconded.

Mural Brochure

Koehler brought a copy of a sign from Cortez about murals. Sara Ballard is going to get together with Ramu to design brochure. \$600.00 or \$700.00 will be needed for good mural brochure. Maroney made motion to approve \$700.00 to go forward. Phillips seconded. All in favor. Motion carried.

Treasurers Report

A. Accountant's Compilation Reports

Cosyleon said we are doing good. He said report from Stifle is doing great.

B. Payment of Bills

Koehler made motion to pay bills. Willumstad seconded. Motion carried.

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

Old Business:

Carl Elly Replacement Status

Coultrip has letter that needs signature and she will get to County Commissioners. There is an application online for new members to apply. Phillips suggested Chip Collette for the position. Information will be sent to him to apply.

MFA Check Status

Prioreschi said that Kidd informed him that there are a lot of checks that have not been cashed and people are not completing the W9 forms. Kidd said 20 checks have not been cashed and 2 or 3 people have not completed the W9's. Ted Lopez is going to assist the Conservancy in trying to get people to cash checks and complete W9's. Cuppy said 2025 fees were sent to the County. Next year's assessments total \$3,234,040.00. Last month he said there was an error in number of parcels. This has been corrected. The refund list will be completed by the end of the month. There are a total of 1274 potential parcels. Total of 834 parcels. Cuppy completed 300 and will be sending Rick another 300 by the end of the month. He offered to help Rick with interest amounts.

Master Plan Update

Prioreschi said it is scheduled to go to the City Work Session February 9, 2026. Prior to the meeting there is going to be a meeting with Chad from Confluent and Steven Meir about Master Plan and results will be presented to board as one unit. Fifty two million dollars is the total price tag on wish list. Koehler has question for Chad about dedicated maintenance plan and marketing details.

Mural Coordinator Update

Lopez sent copies out to everyone. Pioreschi said RFP needs to be put together and sent out. Kidd sat in on a webinar yesterday on developing position descriptions. He will get out and work on asap. Ramu is leaving in February. The job announcement will go out by the end of the month. Someone will be hired by January 15th. Would like to have new person on board by the 1st of February. Needs to be posted on public media.

Project List

Pioreschi did a new one. He took old list and made some changes and handed out to members. Members made priority list and gave to Rick.

Mural Guideline Edits

Guidelines were sent out to members. Members reviewed and made changes and had discussion.

New Business:

Nomination and Election of New Officers

Koehler, Cosyleon and Willumstad met and propose same slate of officers. President – Jim Pioreschi, Vice President – Marissa Lopez, Secretary – Ron Serna, Treasurer – Boney Cosyleon. Willumstad made motion to approve officers. Maroney seconded. All in favor. Motion carried. Pioreschi brought up in future elections to have bylaws changed to 2-year terms. Just an idea for a later discussion.

Charitable Donation

Frostbite Fishoff – Pioreschi said a donation of \$500.00 was given last year. Proposed to give \$500.00 this year. Koehler made motion to approve. Cosyleon seconded. All in favor. Motion carried.

Arkansas River Basin Water Forum – Proposing to give \$500.00 this year. Koehler made motion to approve. Serna seconded. All in favor. Motion carried.

Paws Donation in honor of Ernie Lucero – Pioreschi suggested \$100.00. Koehler made motion to approve. Cosyleon seconded. All in favor. Motion carried.

Wildhorse Trash Rack Pricing

Pioreschi sent packet out with pricing broken out by materials and labor. Willumstad is not comfortable voting on \$900,000.00 when they have not had a chance to review pricing. Willumstad asked if this is in the budget. Kidd said he has \$500,000.00 in the budget. If this is not going to be voted on this year, pricing will go up next year. Koehler made motion to approve proposal. Cosyleon seconded. Discussion about work being highest cost was had. Willumstad asked if it is over designed. Vote taken. Motion carried.

Levee Calendar

Bob Silva presented a Levee Calendar. The marketing committee decided to go with it. Cost is \$659.00 to print 200 and they will be ready next week. Delayed approval for mural calendar. Maroney made motion to approve. Lopez seconded. All in favor. Motion carried. Koehler will get out to whomever wants them. This year will be a promotional year. Next year we can sell them. Koehler said signs have been put up on life jacket stations. Koehler sent thank you's out to donors. Life jackets will have PCD on the back of them. Sara Ballard has designed them. Lopez is working on stickers and note cards. Cost for 1000 stickers will be \$122.00 plus tax. She will print 2" round stickers to see how they look. Cosyleon made motion to approve the \$200.00 for the stickers. Koehler seconded. All in favor. Motion carried. PFAR cleaned out under the rail road bridge. The January 3rd clean up will be at the 11th Street parking lot.

Presidents Report

None

Administrator's Report

None

Other Business As May Be Brought Before the Board

2026 Meeting Calendars

Executive Meetings will be the second Tuesday of each month. Board Meetings will be the fourth Wednesday of the month with the exception of November and December. They will be the third Wednesday in November and December. Koehler made motion to approve 2026 Calendar. Cosyleon seconded. All in favor. Motion carried

Maroney asked Cuppy if there was any information about FEMA. Cuppy said he had not heard anything from them and will reach out to them.

Koehler asked about parking lot. Cuppy doesn't have an update.

Adjournment:

Meeting adjourned at 12:00 p.m.

2026 SCHEDULED MEETING DATES (Meetings will be at 10:00 am unless posted otherwise).

APPROVED


James B Pioreschi, President


Ron Serna, Secretary

1882

PUEBLO CONSERVANCY DISTRICT

NOVEMBER-DECEMBER 2025

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

VENDOR	ITEM	AMOUNT
Black Hills Energy	Lake Runyon Lighting Electrical Billing	\$ 171.49
MGPM, PC	Bookkeeping	\$ 500.00
Banner, Bower & Coultrip, PC	Attorney Fee	\$ 1,000.00
	Court Filing Fee	\$ 12.26
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 (0)	\$ -
Director Cosyleon	Director Fees-Treasurer	\$ 300.00
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 Prioreschi	Director Fees-President	\$ 500.00

Director Serna	Director Fees-Secretary	\$ 300.00
	xxxmiles @ \$0.70/mi - mileage for August - Levee graffitti, etc.	\$ -
Director Willumstad	Director Fees	\$ 200.00
JERBCO, LLC	January Website Maintenance	\$ 200.00
Southern Colorado Services & Recyling, LLC	Runyon Porta-Potties Set and Service	\$ -
Waste Connections of Colorado	Runyon Dumpsters	\$ 458.12
Bank of the San Juans	Credit Cards	\$ 266.33
	Kidd \$ 38.50 - King Soopers	
	Koehler \$ 0.00	
	Prioreschi \$ 227.83-Collette's and McAlisters	
NorthStar Engineering	Maintenance Assessment Support, Consultations, Artwork and Recreational Opportunities, Attend meetings and reporting	\$ 960.00
	Maintenance Assessment Over Charges Review thru December 12, 2025	\$ 12,860.00
SUBTOTAL OF MFA REFUNDS THIS PERIOD		\$ -
	TOTAL OPERATING EXPENSES -- FUNDS TO BE TRANSFERRED FROM THE RESERVE ACCOUNT TO THE OPERATING ACCOUNT	\$ 24,028.20

**DEBITS - BANK OF THE SAN JUANS - CONSTRUCTION
DRAW ACCOUNT**

Kidd Engineering	ARKANSAS RIVER LEVEE:	
	-	
	<u>PERIOD ENDING</u>	
		\$ -
	Kidd Engineering Subtotal	\$ -
NorthStar Engineering	ARKANSAS RIVER LEVEE, ETC:	
	<u>PERIOD ENDING DECEMBER 12, 2025</u>	
	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	\$ -
	Wildhorse Creek Trash Rack:	
	Task A. Topographic Survey	\$ -
	Task B. Civil Design	\$ 3,040.00
	Reimbursable Expenses	\$ -
	Levee Seating:	
	Task Q. 1. Topographic Survey	\$ -
	Task Q. 2. Civil Site Engineering	\$ -
	Task Q. 3. Bidding Documents	\$ -
	Runyon Levee FEMA Certification:	
	Task R.1 As Constructed Survey	\$ 7,160.00
	Task R.2 Visual Condition Assessment	\$ -

	Task R.3 Geotechnical Investigations	\$ -
	NorthStar Subtotal	\$ 10,200.00
		\$ -
	TOTAL CONSTRUCTION EXPENSES -- FUNDS TO BE TRANSFERRED FROM THE RESERVE ACCOUT TO THE DRAW ACCOUNT	\$ 10,200.00