

RECORD OF PROCEEDINGS

100 LEAVES

MINUTES OF THE BOARD OF DIRECTORS MEETING OF THE PUEBLO CONSERVANCY DISTRICT APRIL 25, 1985

The Board of Directors met at 8:00 A.M. on the above date, in the office of the District at 111 E. 5th Street.

DIRECTORS PRESENT: P. Kelly, K. Farley, and G. Sandstrom
ALSO PRESENT : L. Ward, Attorney and R. Koester, Engineer

The meeting was called to order and the minutes of the March 29, 1985 meeting were approved as presented.

The Treasurer's report was approved as prepared and the following vouchers were approved for payment:

17098	Gus Sandstrom, Jr.	\$	40.00
17099	Patricia Kelly		40.00
17100	Kathleen Farley		40.00
17101	Predovich & Ward Attorneys		150.00
17102	Weicker Moving & Storage Co.		25.00
17103	McDonald, Holligan & McPherson		900.00
17104	K L H Engineering Consultants, Inc.		702.00
17105	McLaughlin Water Engineers		15,477.05
17106	Midland/Western Savings		150,000.00
17107	American Federal Savings		150,000.00

The Board approved purchase of two Certificates of Deposit in the amount of \$150,000.00, one from Midland/Western Savings and one from American Federal Savings, per attached bid, to run for one year, maturing 4/29/86.

Attorney Ward reported the sale of the property on 11th Street was completed, and the closing statement, cashier's checks and the deed are signed and delivered. The proceeds are now ready for deposit to the District's Improvements Constructed Account. Copies of the above documents are attached to these minutes.

The Board directed Attorney Ward to continue the discussion and negotiation with the Department of Labor and Employment, in the determination as to whether this District must pay Public Employees Social Security on the Directors' fees. Upon conclusion of this discussion, if it is found that FICA must be paid, it is proposed that the Directors' fees be raised from \$40.00 to \$45.00 and the budget adjusted if necessary.

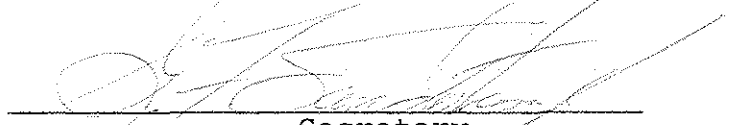
A walk by the Directors has been scheduled for noon Monday, May 6, to inspect cleanup needs and road maintenance requirements along the river from 4th Street to Santa Fe Avenue.

The next regular meeting of the Board will be at 8:00 A.M. May 30, 1985.

There being no further business, the meeting adjourned at 10:00 A.M.

APPROVED:

Patricia Kelly


Secretary

THE PUEBLO CONSERVANCY DISTRICT

BOARD OF DIRECTORS
P. KELLY
K. FARLEY
G. SANDSTROM

111 EAST FIFTH STREET
544-6823
PUEBLO, COLORADO

MAILING ADDRESS:
P. O. BOX 234
PUEBLO, COLO. 81002

TREASURER'S REPORT

Date April 19, 1985

Acct. #	Account	1984 Spent	1985 Budget	Current Month Vouchers	Total @ 4/19/85	Unused Portion of Budget
#80	Attorney's Fees	\$1,800.	\$1,800.	\$150.	\$600.	\$1200.
#81	Director's Fees	\$2,160.	\$3,000.	120.	560.	2440.
#83	Engr.-Administrator	4,560.	4,560.	380.	1520.	3040.
#90	Audit Fees	1,200.	900.	900.	900.	---
#92	Insurance & Bond Premium	931.	1,100.	--	801.	299.
#96	Office Supply & Postage	439.	500.	25.	122.	378.
#97	Office & Equip. Rent	900.	900.	75.	300.	600.
#100	Professional Fees	300.	12,000.	KLH 127.	758.	11,242.
#103	Travel	86.	2,500.	--	--	2,500.
#105	Repairs & Maint. of Flood Prot. Works	16,411.	640,300.	KLH 120. McLaughlin 15,477.	64,671.	575,629.
#108	Contingencies	000	7,500.	--	--	7,500.
#109	Reserve for Emergency Flood Repairs	000	20,000.	--	--	20,000.
#110	Capital Improvements	153,566.	00.			
		\$182,353.	\$695,060.	\$17,374.	\$70,232.	\$624,828.

4A CD - United Bank \$200,000.

THE PUEBLO CONSERVANCY DISTRICT

BOARD OF DIRECTORS
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DATE April 19, 1985

TOTAL EXPENDED THROUGH CURRENT MONTH \$76,232.

Vouchers # 17096 thru # 17105

Amount to be transferred \$ 17,374.

To checking X

Deposits \$ 221,486.

To savings

Tel Transfer Savings Bal. \$ 6,596.

Checking Account Bal. \$ 152.-

Total CD's \$ 1,865,000.

Checking acct. Bal 3/25/85 = \$127.

Tel Tfr. Bal. @ 3/25/85 = \$2609

Matured CD's		\$	
	World	\$	100,000.
	Midland	\$	100,000.

Interest earned CD's \$ 21,486.

Interest earned Other \$ 75.

Other earnings \$

\$

\$ 224,297.

CD's Purchased United Bank \$ 200,000.

Current Month Expenses Expense 3/29
\$ 176. Pueblo Chieftain Inv. #17096
\$ 17,374.

Cash Balance @ 4/19/85 = \$ 6,747.

INTEREST EARNED

TOTAL

January	-	
February	-	\$21,012.
March	-	\$21,486.
April	-	\$33,705+
May	-	
June	-	
July	-	
Total		<u> </u>

August	\$	
September		
October		
November		
December		<u> </u>
		\$

\$76,203.

PREDOVICH, WARD & BANNER

WALTER J. PREDOVICH
LESTER L. WARD
DONALD J. BANNER

ATTORNEYS AT LAW
727 THATCHER BUILDING
FIFTH AND MAIN STREET
PUEBLO, COLORADO 81003
May 3, 1985

TELEPHONE 544-5081
AREA CODE 303

Mrs. Hazel L. Atterberry
517 W. 9th St.
Pueblo, CO 81003

In re:Pueblo Conservancy District conveyance

Dear Mrs. Atterberry:

Please find enclosed Transamerica Title Insurance Company policy No. 7525337 in the amount of \$3,950.00 dated April 24, 1985 at 8:35 AM showing that you have fee simple title to the four lots conveyed to you by the Pueblo Conservancy District.

This completes all the paperwork in connection with the transaction.

Kindest personal regards.

Very truly yours,



LLW/lw
Enc.

c: Pueblo Conservancy District

CLOSING STATEMENT

Seller: Pueblo Conservancy District
Buyer: Hazel L. Atterberry
Property: Lots 29, 30, 31 and 32, Block 23, in Adee Chamberlin
& Wiley's Subdivision, Second Filing, Pueblo
County, Colorado
Date: April 22, 1985

SALES PRICE: \$ 3,950.00

Evidenced by:

Buyer's bid deposit 3-26-85 395.00

Cash at closing 3,555.00

\$ 3,950.00

Buyer is also paying \$105.00 for title insurance
policy from Transamerica Title Insurance Company

APPROVED:

THE PUEBLO CONSERVANCY DISTRICT

By [Signature]
Seller

[Signature]
Hazel L. Atterberry
Buyer

I Bid
3950

NOTICE
SALE OF PUBLIC PROPERTY

Notice is hereby given that sealed proposals will be received at the office of The Pueblo Conservancy District, 111 East 5th Street, Pueblo, Colorado, until the hour of 4:00 P.M., Mountain Standard Time, March 28, 1985, for the purchase of a certain parcel of land in Pueblo County, Colorado, described as:

Lots 29, 30, 31 and 32, Block 23, in Adee Chamberlin & Wiley's Subdivision, Second Filing, according to the recorded plat thereof, filed for record March 23, 1889, the same having no present street address but on the North side of 11th Street between Adee Avenue and Sanford Avenue, Pueblo, Colorado.

As a guarantee of good faith on the part of the bidder, each proposal shall be accompanied by a Cashier's Check drawn payable to The Pueblo Conservancy District, in an amount equal to 10% of the total amount of the accompanying proposal. Acceptance of a proposal will be made on the basis of it being in the best interest of the District, but in no event will a proposal be considered if the amount is less than the appraised value of the property. The Directors reserve the right to reject any or all proposals. Conveyance will be made by Special Warranty Deed subject to easements, restrictions, reservations and rights of way of record.

The appraisal and certificate of survey of the site can be examined at the office of the District.

Publication dates:

March 1, 1985
March 8, 1985
March 15, 1985

THE PUEBLO CONSERVANCY DISTRICT

BY

Patricia Kelly
Patricia Kelly, President

AFFIDAVIT OF PUBLICATIO

THE PUEBLO CHIEFTAIN

STATE OF COLORADO,)
) ss.
COUNTY OF PUEBLO.)

NOTICE
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Lots 29, 30, 31 and 32, Block 23, in Adeo Chamberlin & Wiley's Subdivision, Second Filing, according to the recorded plat thereof, filed for record March 23, 1989, the same having no present street address but on the North side of 11th Street between Adeo Avenue and Sanford Avenue, Pueblo, Colorado.

As a guarantee of good faith on the part of the bidder, each proposal shall be accompanied by a Cashier's Check drawn payable to The Pueblo Conservancy District, in an amount equal to 10% of the total amount of the accompanying proposal. Acceptance of a proposal will be made on the basis of it being in the best interest of the District, but in no event will a proposal be considered if the amount is less than the appraised value of the property. The Directors reserve the right to reject any or all proposals. Conveyance will be made by Special Warranty Deed subject to easements, restrictions, reservations and rights of way of record.

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Publication dates: THE PUEBLO CONSERVANCY DISTRICT
March 1, 1985
March 8, 1985
March 15, 1985
By Patricia Kelly, President

VIRGINIA NEAL
being first duly sworn, upon his oath deposes and says: That he is the Office Manager

of THE STAR-JOURNAL PUBLISHING CORPORATION, and has personal knowledge of the facts set forth herein; that said Corporation is a corporation organized under the laws of the State of Colorado and that its principal office and place of business is in the City of Pueblo, in the County of Pueblo, in the State of Colorado; that it is the proprietor, printer and publisher of THE PUEBLO CHIEFTAIN, which is, and at all times herein mentioned was, a public daily newspaper of general circulation printed and published in said City of Pueblo; that said newspaper is, and at all times herein mentioned was, published daily; that the advertisement, of which the annexed is a true copy cut from said newspaper, was published in said newspaper

... 3 ... times; that the first publication of said advertisement was on the ... 1st ... day of ... March ... ,

1985; that subsequent publications of said advertisement were made in said newspaper on the following dates:

... , 19 ...
March 8th ... , 1985

... , 19 ...

... , 19 ...

... , 19 ...

That the last publication of said advertisement was on the ... 15th ... day of March ... ,

1985 that said advertisement was published in every issue of said newspaper on the dates previously mentioned, and that said newspaper was published regularly each day between and including the first and last of said dates.

That said newspaper has, and at all times herein mentioned had a general circulation in said City of Pueblo, and in said County of Pueblo, and that it was continuously and uninterruptedly published as a daily newspaper in said City of Pueblo each day during a period of at least six consecutive months next prior to the first publication of said advertisement; that said advertisement was published in a newspaper duly qualified for that purpose within the meaning of an act of the General Assembly of the State of Colorado entitled "An Act to amend an act entitled 'An Act concerning legal notices, advertisements and publications and the fees of printers and publishers thereof, and to repeal all acts and parts of acts in conflict with the provisions of this Act,' approved March 30, 1923, being Chapter 139 of the Session Laws of the State of Colorado, 1923, and of all acts amendatory thereto, and that said newspaper is, and at all times herein mentioned was, a daily newspaper within the meaning of said above entitled act and of all acts amendatory thereto, and is, and at all times herein mentioned was, admitted to the United States mails as second class matter under the provisions of the Act of Congress of March 3, 1879, or any amendments thereof.

Virginia Neal
20th

Subscribed and sworn to before me this ... day of ... March ... , A. D. 1985

My commission expires March 16, 1987

Sandra L. Crader
Notary Public
825 W. 6th St.

October 30, 1984

The Pueblo Conservancy District
P. O. Box 234
Pueblo, CO 81002

Gentlemen:

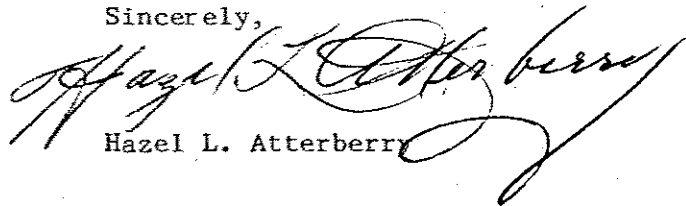
This letter is in reference to lots 29 thru 32, Blk 23,
Adde Chamberlin & Wileys Sub 2nd, off West 11th Street.

Bethlehem Square was built on the flood plain in this
area, adjacent to the East of these lots. Consequently the
flood dykes were leveled.

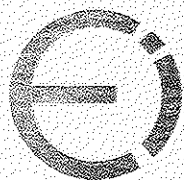
We own the property adjacent to the West of the above
mentioned lots and would like to know if these Conservatory
lots can be bought. So that the above property in that area
can be put to good use. If so, I am interested in buying these
lots for the purpose of constructing multi-family housing.

Your attention to this matter is greatly appreciated, and
if you could notify me either by phone or letter as to your deci-
sion or if additional information is needed. Thank you. You
may contact me at 544-5585 or 544-7456.

Sincerely,

A handwritten signature in cursive script, reading "Hazel L. Atterberry". The signature is written in dark ink and is positioned above the printed name.

Hazel L. Atterberry



KLH ENGINEERING CONSULTANTS, INC.

ENGINEERING • SURVEYING • PLANNING • CONSTRUCTION MANAGEMENT
206-208 Sutton Lane • Colorado Springs, Colorado 80907 • (303) 594-4200
111 East Fifth Street • P.O. Box 234 • Pueblo, Colorado 81003 • (303) 544-6823

DESCRIPTION OF WORK

<u>March 1985</u>	<u>Engineer</u>	<u>Administrative</u>	<u>Clerical</u>
Monitor & Direct Community Service Workers	7 hr. Staff		
Review of Maint. on Site	8 hr. Staff		
Prepare Bids on CD's		3.0 K	
Books, Minutes & Correspondence			3.0 H
Agenda, Treas. Report		2.0 K	7.0 H
Grant Applications		8.0 K	
Director's meeting & Field Trips	4 hr. K	3.0 K	
	19.0 Hrs.	22.0 Hrs.	10.0 Hrs.

Recap on Santa Fe Dam Work completed and billed for:

During December 1983	\$1,980.00
During January 1984	2,920.00
During February	1,920.00
During March	1,320.00
During April & May	365.00
During June	110.00
During July, Aug., Sept., Oct. Nov. and Dec.	0.00
During January 1985	455.00
During February 1985	130.00
During March 1985	120.00

K L H Fees \$9,320.00

McLaughlin Water Engineers
(Thru March) \$56,302.58

Lincoln DeVore 2,402.00

Total All Fees \$68,024.58

THE PUEBLO CONSERVANCY DISTRICT

BOARD OF DIRECTORS
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111 EAST FIFTH STREET
544-6823
PUEBLO, COLORADO

MAILING ADDRESS:
P. O. BOX 234
PUEBLO, COLO. 81002

April 24, 1985

FED ID #84-6002506
BID TABULATION: 2:00 P.M.
2/24/85
PURCHASE DATE: 4/26/85

BIDDER	INTEREST RATE% 368 DAYS (4/29/86)	INTEREST RATE % 187 DAYS (10/30/85)	INTEREST RATE % 95 DAYS (7/30/85)	TYPE	EFFECTIVE ANNUAL
Colorado National Bank-Pueblo	8.400	7.950	7.850	Simple	\$12,600. Simple \$11,925. Simple \$11,775.
Intrawest Bank of Pueblo	8.000	8.000	8.000	Daily	\$12,510. Simple \$12,000. Simple \$12,000.
Central Bank of Pueblo	9.000	9.000	8.500	Simple	\$13,500. Simple \$13,500. Simple \$12,750.
Midland/Western	9.350	9.100	8.750	*Simple	\$14,025. Simple \$13,650.. Simple \$13,125..
American Federal	9.550	8.900	8.600	*Quarterly	\$15,090. Quarterly \$13,725. Quarterly \$13,140.

*APPARENT BEST BID:

1st \$150,000. AMERICAN FEDERAL 368 Days

2nd \$150,000. MIDLAND/WESTERN 368 Days