

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE PUEBLO CONSERVANCY DISTRICT ON OCTOBER 14, 1993

DIRECTORS PRESENT: K. Farley, P. Kelly, G. Sandstrom
OTHERS PRESENT: R. Koester, D. Banner
ALSO PRESENT: Don Brandes, Hugh Hahn and
Jim Keeter of DSW

The meeting was called to order at 11:00 A.M. on the above date.

Sandstrom asked that the DSW Report be given, whereupon Don Brandes made a two hour presentation, with discussion with Board Members regarding scope of study and planning of the Arkansas River Corridor. This first draft (copy attached) will be finalized in future reports to provide the District with a Master Plan.

Board Members took the report and discussion under advisement for planning and progress on expansion of this District's powers.

The Board then approved the minutes of the September meeting as prepared.

The Treasurers Report was reviewed and approved, and the menu of accounts payable was approved for payment.

18161	WestPlains Energy	\$ 45.54
18162	Kathleen Farley	55.41
18163	Patricia Kelly	55.41
18164	Gustave Sandstrom	55.41
18165	Donald J. Banner	200.00
18166	KLH Partnership	100.00
18167	KLH Engineering Consultants, Inc.	2,055.00
18168	Design Studios West, Inc.	13,397.29
18169	James E. Keeter	600.00
18170	Internal Revenue Service	73.44
18171	Kathleen Farley	55.41
18172	Patricia Kelly	55.41
18173	Gustave Sandstrom	55.41

It was agreed to take proposals for the September 30, 1993 CD and the Treasury Note maturing on October 15, 1993, for reinvestment on October 19, 1993.

This meeting was then recessed to Tuesday, October 19, 1993, 3:30 P.M. at Gus Sandstrom's office.

MINUTES OF THE RECESSED MEETING OF THE PUEBLO CONSERVANCY DISTRICT ON OCTOBER 19, 1993

DIRECTORS PRESENT: K. Farley, P. Kelly, G. Sandstrom
OTHERS PRESENT: R. Koester

The meeting was called to order at 3:30 P.M.

The Board authorized, by unanimous vote, to execute the signing of the Easement and Boundary Line Agreements for the Rockwool Industries.

RECORD OF PROCEEDINGS

It was moved to invest \$90,000 at Colorado National Bank in a Certificate of Deposit and \$90,000 at Piper Jaffray in a Treasury Note.

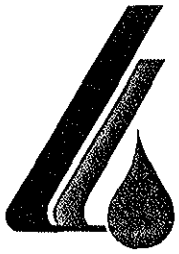
Discussion then took place regarding the DSW draft and presentation. Gus Sandstrom's summary of discussion (copy attached) will be reported to DSW before the November 16th meeting.

There being no further business, the meeting adjourned at 4:10 P.M. The next regular meeting was set for November 16, 1993 at the Districts office, 111 East 5th Street.

APPROVED:

Patricia Kelly
[Signature]

Kathy Turley
Secretary/Treasurer



Board of Water Works of Pueblo, Colorado

319 West Fourth Street • P.O. Box 400 • Pueblo, Colorado 81002 • 584-0250

November 10, 1993

Mr. Ray Koester, Engineer
Pueblo Conservancy District
c/o KLH Engineering Consultants
111 E. 5th Street
Pueblo, Colorado 81003

Re: Letter of Understanding Between Relevant
Parties Regarding the Historic Arkansas
River Project (HARP)

Dear Ray:

Enclosed for your file is one fully executed original of the Letter of Understanding between the Relevant parties of the Historic Arkansas River Project. Thank you for your assistance in putting this important agreement together.

If you have any questions, please do not hesitate to call.

Sincerely,

Alan C. Hamel
Executive Director

js

Enclosure



Board of Water Works of Pueblo, Colorado

319 West Fourth Street • P.O. Box 400 • Pueblo, Colorado 81002 • 584-0250

October 1, 1993

Mr. Rich Kramer
Vice President of Human Resources
WestPlains Energy
P. O. Box 75
Pueblo, Colorado 81002

Mr. Ray Koester, Engineer
Pueblo Conservancy District
c/o KLH Engineering consultants
111 E. 5th Street
Pueblo, Colorado 81003

Mr. Jim Munch
Director of Planning & Development
City of Pueblo
P. O. Box 1427
Pueblo, Colorado 81002

Re: Letter of Understanding Between Relevant
Parties Regarding the Historic Arkansas
River Project (HARP)

Dear Rich, Ray, and Jim:

As you are aware, the City of Pueblo, in cooperation with several local and state organizations, has vigorously pursued the planning and design of the historic river channel running through the heart of downtown Pueblo. This project, referred to as the Historic Arkansas River Project (HARP), has recently completed a conceptual master plan and is currently preparing a more detailed final design. The project consultants are working with an overall HARP Task Force chaired by Mr. Tommy Thomson, General Manager of the Southeastern Colorado Water Conservancy District. In addition, a special HARP subcommittee has been formed with the intent of investigating all technical water issues related to the proposed project. This Technical Water Subcommittee is composed of the following individuals:

DSW

November 3, 1993

Mr. Ray Koester
KLH Engineering Consultants, Inc.
P.O. Box 234
Pueblo, CO 81002

Dear Ray,

At the October 14, 1993 Board meeting, we scheduled the next presentation to the Board on the Preliminary Master Plan for November 16, 1993. Our presentation at the November meeting was intended to relate progress on the Preliminary Master Plan. Our progress on the Preliminary Master Plan was explained at that time to be critically dependent on the delivery of topographic mapping to DSW. You are already aware that to date, DSW has not received the topographic mapping.

Without the topographic mapping in hand and given the time remaining to November 16th, we will not be able to adequately prepare for the Preliminary Master Plan presentation. At this time, rather than scheduling another presentation date without knowledge of the delivery date of the topographic mapping, we suggest that the date for the Preliminary Master Plan presentation be set once DSW has received the mapping and we have had time to evaluate it.

Please relate this change in schedule to the Board members as soon as possible. As soon as you know when we might expect the topographic mapping, please contact me so that I may begin planning for the work effort in our office. If you have any questions please call me.

Sincerely,
DESIGN STUDIOS WEST, INC.



Hugh G. Hahn, P.E.
Project Manager

DESIGN STUDIOS WEST, INC.

Planning Engineering Landscape Architecture
1425 Market Street, Suite 100 Denver, Colorado 80202
(303) 623-3465 Fax (303) 623-3758
Sarasota Denver

NEW FROM ISLAND PRESS

GREENWAYS

A Guide to Planning, Design, and Development
The Conservation Fund

By Charles A. Flink and Robert M. Searns

Edited by Loring LaB. Schwarz

Greenways--- linear open spaces that preserve and restore nature in cities, suburbs, and rural areas---are proving to be the most innovative land protection concept of the decade. Their diverse manifestations and wide variety of ecological, social, and economic values have made them the focus of planning for the future open space needs of Americans. This book provides professionals and citizen activists with the tools they need for developing a greenway plan. Topics covered include:

- the physical development of a greenway
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Produced as a project of The Conservation Fund, the book offers general guidance for the overall process along with specific detail for each step along the way. It is an invaluable source of information for professional and volunteer planners, with the recommendations, guidelines, warnings, and support needed for successful greenway development.

Charles A. Flink is a landscape architect and greenway specialist, based in Cary, North Carolina. Robert M. Searns has played a key role in many public space and outdoor recreation projects and directed Denver's Platte River Greenway Project.

Loring LaB. Schwarz is director of State Greenway Planning for the Conservation Fund.

351 pages, Photos, figures, tables, index
Hardcover \$45.00 ISBN 1:555963-137-6
Paperback \$29.95 ISBN 1:555963-136-8

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Name _____

Address _____

City _____ State _____ Zip _____

Alan C. Hamel, Chair, Board of Water Works
Don Brandes, Jr., Design Studios West
Ray Brown, Colorado Department of Transportation
Mark Even, West Plains Energy
Hugh Hahn, Design Studios West
Lee Huffstutter, Board of Water Works
Ray Koester, KLH Engineering Consultants
Dennis Maroney, City of Pueblo Public Works Dept.
Jim Munch, Department of Planning & Development
Bud O'Hara, Board of Water Works
Lee Simpson, St. Charles Mesa Water Water District
Tommy Thomson, Southeastern Colorado Water Conservancy
District
Ken Wright, Wright Water Engineers

At a recent Technical Water Subcommittee meeting it was decided that a preliminary Letter of Understanding be circulated among the public and private sector interests who may be affected by the HARP project. Specifically, it was felt that certain assumptions should be clarified and agreed to among the HARP committee members as a means of establishing greater communication and confirming certain technical assumptions.

Please accept this preliminary Letter of Understanding as the basis for a more final and binding Letter of Agreement which may be agreed to as the HARP project proceeds. Below are the basic technical assumptions and areas of mutual understanding which the Technical Water Subcommittee has identified for your consideration:

- 1) All parties understand that, in general, the overall intent of the HARP project is to rehabilitate the Historic Arkansas River channel and to encourage and promote the economic vitality of the Union Avenue Historic District, without impairing the Pueblo Conservancy District's responsibilities with use of existing Arkansas River channel and levy.
- 2) All parties understand that, in order to achieve these broad HARP goals, it may be necessary for both private sector and public sector entities to maintain certain historic water rights through the project area. All such agreements are intended to benefit the general public and are not intended to be detrimental to any of the concerned parties.

- 3) All parties understand that, for the purpose of planning and preliminary engineering, WestPlains will continue to exercise its water rights and, after use, discharge the same into the historical channel of the Arkansas River at or near the location of the current power plant to facilitate development of the historic park. It is important to understand that there is to be no substantial new depletion caused by the project without provision being made for its replacement from other sources of supply. WestPlains does, though, reserve the right to transfer this right to another location, if that made good strategic sense for their company.
- 4) All parties understand that the Pueblo Conservancy District and the City of Pueblo may elect to dedicate, lease or allow for the use of certain lands in the HARP project, provided said lands are not vital to the flood control responsibilities of the Pueblo Conservancy District.
- 5) All parties understand that the City of Pueblo will act as the lead agency in evaluating and determining the available methods and sources of funding for the planning, design, engineering, financing and long-term maintenance of the HARP improvements, and that such improvements shall be finally determined by the agency or entity who becomes responsible for such funding after considering recommendations made by the HARP Committee.
- 6) All parties understand that the Board of Water Works of Pueblo will provide preliminary water engineering and legal services, in addition to considering providing augmentation water, if needed, and filing for a new water right or rights on behalf of the project and the City, if appropriate.
- 7) All parties understand that, in an effort to properly plan and engineer the HARP project, all parties shall work together in a mutually cooperative manner to further determine the following issues and concerns:
 - a. Overall waterfront/urban design elements
 - b. Land use and ownership
 - c. Infrastructure requirements
 - d. Circulation, access and parking
 - e. Implementation program and project phasing
 - f. Design criteria for flows at a minimum of 24 cubic feet per second (cfs), an average of 50 cfs and a maximum of 200 cfs.
 - g. The affect of the Pueblo Conservancy District's flood control responsibilities and the Arkansas River Channel and levy.
 - h. Limits any rights to use water and structures.

These and other project elements will be further developed as a part of the ongoing HARP planning phase.

If you are in general agreement with the points described above, please sign below as confirmation to the HARP Technical Water Subcommittee to proceed to more detailed discussions. If you have any questions regarding these points or believe that certain elements can be modified to better reflect your position, please contact me at your earliest convenience.

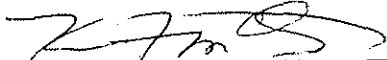
Very truly yours,



Alan C. Hamel, Chair
HARP Technical Water Subcommittee

js

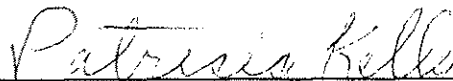
BOARD OF WATER WORKS OF PUEBLO

By 

President Title

Date

PUEBLO CONSERVANCY DISTRICT

By 

Director Title

Date

WESTPLAINS ENERGY

By 

Vice Pres. of Human Resources Title

Date

CITY OF PUEBLO

By 

PRESIDENT OF THE COUNCIL Title
OCT. 27, 1993

Date

PUEBLO CONSERVANCY DISTRICT

1994 BUDGET

	1992 Actual	1993 Budget	(Estimated) 1993 Revenues & Expenditures	1994 Budget
REVENUES				
Interest	\$ 105,008.	\$ 100,000.	\$ 105,000.	\$ 100,000.
Leases	525.	525.	525.	525.
TOTAL REVENUES	\$ 105,533.	\$ 100,525.	\$ 105,525.	\$ 100,525.
EXPENDITURES				
Director's Fees	\$ 3,060.	\$ 4,000.	\$ 3,000.	\$ 4,000.
FICA Taxes	234.	500.	234.	500.
Legal Fees	2,400.	2,400.	2,400.	2,400.
Eng. & Admin.	4,560.	4,560.	4,560.	4,560.
Audit Fees	1,200.	1,400.	1,400.	1,400.
Insurance & Bonds	1,288.	2,000.	1,277.	1,400.
Office Expenses	424.	650.	500.	650.
Office Rent	900.	1,200.	900.	1,200.
Professional Fees	9,465.	12,000.	12,000.	12,000.
Travel	174.	2,500.	500.	2,500.
Repairs & Maintenance	75,162.	75,000.	35,000.	75,000.
Contingencies	00.	500.	00.	500.
Emergency Flood Repairs	20,000.	20,000.	00.	20,000.
Capital Improvements	3,500.	75,000.	75,000.	75,000.
TOTAL EXPENDITURES	\$ 122,367.	\$ 201,710.	\$ 136,771.	\$ 201,110.
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$ (16,834.)	\$ (101,185.)	\$ (31,246.)	\$ (100,585.)
BEGINNING FUND BALANCE	\$1,589,726.		\$1,572,892.	
ENDING FUND BALANCE	\$1,572,892.		\$1,541,646.	

BUDGET MESSAGE

The budgetary basis of accounting used by the Pueblo Conservancy District is based upon the cash basis method of accounting.

The budget includes the anticipated source of revenues, being revenues from interest on certificates of deposit and other investments as well as leasehold revenues. The budget includes the anticipated expenses by the Pueblo Conservancy District for capital improvements, emergency flood repairs, routine repairs and maintenance, engineering and administrative fees, as well as other expenses anticipated. The Pueblo Conservancy District was created by special statutory legislation for the purpose of constructing and maintaining a river levy system to protect the city and county of Pueblo from flooding on the Arkansas River. The board of directors of the Pueblo Conservancy District supervises those repairs, maintenance and capital improvements necessary to maintain the levy.

Certified to be the Budget adopted by the Pueblo Conservancy District November 16, 1993.

THE PUEBLO CONSERVANCY DISTRICT

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

111 EAST FIFTH STREET
544-6023
PUEBLO, COLORADO

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

October 20, 1993

DSW

Attn: Don Brandes
1425 Market St., Suite 100
Denver, CO 80202

Dear Don:

Following your presentation, the Conservancy District members met to discuss our desires in prioritizing your future work product. We considered not only the presentation, but the draft and the current status of a variety of projects and agencies within our community that might be available to assist us with actually implementing some of the ideas we have heard and hope to hear more detail on in the future.

We have first decided, without question, that we will proceed with the legislative effort to ensure we have a broader authority to proceed with projects in our efforts to consolidate resources. After we have proven ourselves, we will continue as you suggested with looking toward an ultimate river authority.

We next reviewed the specific planning areas and prioritized in the following manner. We would ask that you identify and recommend specific small projects that might be initiated to ensure the proper development of the meadows area as the wildlife segment of these projects. It is our belief that, with the identification of your proposed projects, we may be able to encourage other agencies to take on the specific projects and both appropriately protect the meadows area and accept the projects that are in the best interests of that definition you provided us for the area.

Our second and immediate high priority will be receiving from you the details of specific plans for the Runyon Lake area. It is our belief that the public interest in this area and the immediate availability of resources to accomplish in the Runyon Field area require that we proceed with this planning as the first priority. We also would like to know whether or not within the Runyon Lake segment there would be any intent to include that area along the levee on the south side of the river down to the spillway coming off of the old Santa Fe Trail. While that encroaches on the Zone 4 character, it seemed to us that, in your presentation and in the draft, that spillway and the large expanse of land that we own

Don Brandes
DWS
October 20, 1993
Page 2

on the upper portion of the spillway was not addressed. If there is some way to connect this to the initial development of the Runyon Field area, we would be interested in hearing of your ideas.

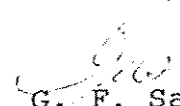
It is our belief that Abriendo Strip Zone includes the most expensive projects that we would be faced with and are more long-term in nature. We would, however, like to know some of the ideas that you have so that we can commence on long-range planning. On a shorter range in this area, we would like your ideas on what should be done with the crumbling stone levee and where you would propose additional crossings of the river. When considering additional pedestrian crossings, we would also like to know what you suggest as the type of bridge necessary in such a project.

Finally, at the presentation, you indicated that in the Abriendo segment there was a lack of "view focus". We would ask that you better define what that meant or how, in that segment, we should focus the view so that we could have a better idea of what you meant by that statement regarding a lack of focus.

Hopefully, this letter provides the direction you felt you needed after the presentation. We were certainly pleased with your expression of excitement. We were satisfied that the number of ideas you have presented were of sufficient breadth to allow us to continue working and we are excited about meeting with you again the 16th of November at 10:30 A.M. so that we might have your response to the priorities I have set forth in this letter.

For your additional information, it is our intent, on November 17th, 1:00 P.M., to do a walking tour of the levee starting at Dutch Clark Stadium and ending at the Runyon Field Complex, inviting officials who are responsible for the Pueblo Sewer System, the bridges, and the city and county planners so that we might further discuss what immediate steps can be done to eliminate odor, enhance pedestrian access, and to focus some of our local ideas on what you have presented.

Sincerely,


G. F. Sandstrom
Chairman

GFS/ck

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

DATE October 29, 1993

TOTAL EXPENDED THROUGH CURRENT MONTH \$ 66,170.

Vouchers # 1001 18161 thru # 1002 18173

Amount to be transferred \$ _____ To checking _____

To savings _____

Deposits \$ 2,112

MINNEQUA MONEY MARKET	\$	<u>50,029.</u>
CNB SAVINGS	\$	<u>30,490.</u>
MINNEQUA CHECKING	\$	<u>492.</u>
CNB CHECKING	\$	<u>266.</u>
NORWEST MONEY MARKET	\$	<u>1,834.</u>
Total CD's	\$	<u>189,000</u>
T Bills	\$	<u>1,280,000.</u>

Checking acct. Bal 9/30/93 = \$ (1,555.)

Tel Tfr. Bal. @ 9/30/93 = \$ 198,198.

Matured CD's \$ 100,000.

Matured T Bill \$ 80,000.

\$

Interest earned CD's \$ 1,812.

Interest earned Other - Savings \$ 268.

Other earnings - Money Market \$ 29.

CNB \$ 406.

CNB 1,406.

\$1,812.

\$

T. Bill Purchased - Piper Jaffray \$ 378,752.

CD's Purchased - CNB \$ 91,592

CD's Purchased - CNB \$ 90,000.

CD's Purchased - CNB \$ 99,000.

Current Month Vouchers \$ 16,909.

Cash Balance @ 10/29/93 = \$ 81,277.

INTEREST EARNED

TOTAL

January - 6,877	August \$14,654	\$72,815
February - 8,313	September 517	
March - 7,697	October 2,112	
April - 505	November	
May - 14,000	December	
June - 11,451		
July - 6,689		

THE PUEBLO CONSERVANCY DISTRICT

BOARD OF DIRECTORS
P. KELLY
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111 EAST FIFTH STREET
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PUEBLO, COLORADO

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

Date October 29, 1993

Acct.#	Account	1992 Spent	1993 Budget	Current Month Expenses <u>Oct. 1993</u>	Total at <u>10/29/93</u>	Unused Portion Budget
#80	Legal Fees	\$ 2,400	\$ 2,400	\$ 200	\$ 2,000	\$ 400
#81	Director's Fees	\$ 3,060	\$ 4,000	\$ 360	\$ 2,280	\$ 1,720
#82	FICA Taxes	\$ 234	\$ 500	\$ 73	\$ 377	\$ 123
#83	Engineering/Administrate	\$ 4,560	\$ 4,560	\$ 380	\$ 3,800	\$ 760
#90	Audit Fees	\$ 1,200	\$ 1,400	\$ --	\$ 1,400	\$ 00
#92	Insurance & Bonds	\$ 1,288	\$ 2,000	\$ --	\$ 1,277	\$ 723
#96	Office Expense	\$ 424	\$ 650	\$ 104	\$ 469	\$ 181
#97	Office Rent	\$ 900	\$ 1,200	\$ 75	\$ 750	\$ 450
#100	Professional Fees	\$ 9,465	\$ 12,000	\$ 600	\$ 1,440	\$10,560
#103	Travel	\$ 174	\$ 2,500	\$ --	\$ 426	\$ 2,074
#105	Repairs & Maintenance	\$ 43,662	\$ 65,000	\$ 300	\$ 28,263	\$36,737
#105A	Old River Chnl Main.	\$ 31,500				
#105B	Topo for Special Study	\$	\$ 10,000	1,420	1,420	8,580
#108	Contingencies	\$	\$ 500	\$ --	\$ --	\$ 500
#109	Emergency Flood Repair	\$ 20,000	\$ 20,000	\$ --	\$ --	\$20,000
#110	Capital Improvements	\$ 3,500	\$ 15,000	\$ --	\$ --	\$15,000
#110A	Special Study	\$ 00	\$ 60,000	\$ 13,397	\$ 22,268	\$37,732
		\$122,367	\$201,710	\$ 16,909	\$ 66,170	\$135,541