

# RECORD OF PROCEEDINGS

100 LEAVES

## MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE PUEBLO CONSERVANCY DISTRICT

November 9, 1951

A Special Meeting of the Board of Directors of the Pueblo Conservancy District was held at the office of the District, 113 West Fifth Street at 2:00 P. M.; o'clock on November 9, 1951.

Directors Present: John M. Holmes, W. T. Mathis and Frank Pryor.

( 7/19/51 )

The minutes of the last meeting were read and approved.

Upon motion of Mr. Mathis, seconded by Mr. Pryor, the sale of Certificates listed below was approved because they were sold in a manner believed to be in the best interest of the District and the property holder:

Receipt Pages 498 - 514 inclusive.

Certs. Nos.	75205; 77969; 90527; 87815;		
	85494; 88140; 90904; 92895;		
	94711; 96353; 97628; 98774;		
	100011; 101136; 102518;		
	103768; 104714; 105558	2,719.32	Springer & Kochevar
	100970; 102272; 103554;		
	104549; 105413	45.51	J. F. Hughes
	100972; 102274; 103556;		
	104551; 105415	101.17	J. F. Hughes
	100973; 102275; 103557;		
	104552; 105416	97.35	J. F. Hughes
	101044; 102346	516.97	Youcis-Fabrizio
	101109; 102404; 105506	384.15	Sam Hilvitz
	75250; 78013; 90566; 87859;		
	85546; 88189; 90953; 92944;		
	94761; 96402; 97674; 98820;		
	100052; 101104; 102399;		
	103666; 104649; 105501	626.61	John M. Mace
	96522; 97796; 98936; 100140;		
	101206; 102483; 103735; 104689;		
	105540	40.56	Harry E. Lynch
	2458; 56332; 58171; 59872;		
	61676; 64861; 71014; 75410;		
	78161; 85662; 88328; 91084;		
	93067; 94883; 96523; 97797;		
	98937; 100141; 102484; 103736;		
	104690; 105541	94.55	Harry E. Lynch
	97484; 97855; 103537; 103539;		
	103541; 103545; 103710; 104674;		
	105527	49.94	Brown Lbr. Co.
	101132	32.30	Harry A. Atwater
	81073; 87790; 85468; 88113;		
	90877; 92871; 94686; 96328; 105468	908.28	Mrs. Viola Arthur
	81074; 87791; 85469; 88114;		
	90878; 92872; 94687; 96329; 105469	442.10	Mrs. Viola Arthur

# RECORD OF PROCEEDINGS

100 LEAVES

97625	368.21	Leach Realty Co.
101189; 102470; 103727	57.73	Sylvia H. Price
103719	21.18	Dean Zook
103720	23.10	Dean Zook

The following Vouchers were read and approved:

11840	J. E. Creel, Co. Treas.	8.00
11841	Ray H. Talbot, Postmaster	5.40
11842	First National Bank of Pueblo	67.51
11843	Pueblo Title Guaranty Co.	7.50
11844	J. E. Creel, Co. Treas.	9.90
11845	Mt. St. Tel & Tel Co.	10.81
11846	Charles M. Rose - July	100.00
11847	Elbert D. Greene - July	276.70
11848	Collector of Internal Revenue	48.30
11849	Ray H. Talbot, Postmaster	.90
11850	J. E. Creel, Co. Treas.	8.25
11851	J. E. Creel, Co. Treas.	1.20
11852	J. E. Creel, Co. Treas.	1.80
11853	Pueblo Typewriter Exchange	2.15
11854	O'Brien Ptg & Sta. Co.	1.06
11855	John M. Holmes	10.00
11856	J. E. Creel, Co. Treas.	9.90
11857	Clerk of the District Court	5.00
11858	Mt. St Tel & Tel Co.	8.05
11859	Charles M. Rose - Aug.	100.00
11860	Elbert D. Greene - Aug.	276.70
11861	Collector of Internal Revenue	48.30
11862	John M. Holmes	10.00
11863	J. E. Creel, Co. Treas.	22.50
11864	Richard J. Des Jardins	35.00
11865	Pueblo Title Guaranty Co.	.55
11866	First National Bank of Pueblo	50,042.58
11867	Clerk of the District Court	5.00
11868	J. E. Creel, County Treas.	15.50
11869	J. E. Creel, Co. Treas.	.50
11870	J. E. Creel, Co. Treas.	7.20
11871	Blackburn Engineering Co.	2,398.45
11872	Simon F. Elliot	60.00
11873	Mt. St Tel & Tel Co.	2.93
11874	Charles M. Rose - Sept.	100.00
11875	Elbert D. Greene - Sept.	276.70
11876	Collector of Internal Revenue	48.30
11877	John M. Holmes	50.00
11878	J. E. Creel, Co. Treas.	.55
11879	J. E. Creel, Co. Treas.	10.35
11880	J. E. Creel, Co. Treas.	2.05
11881	Mt St Tel & Tel Co.	4.59
11882	John M. Holmes	2.39
11882A	Charles M. Rose - Oct.	100.00
11883	Elbert D. Greene - Oct.	276.70
11884	Collector of Internal Revenue	48.30
11885	John M. Holmes	70.00
11886	First National Bank of Pueblo	2.00
11887	John M. Holmes	10.00
11888	W. T. Mathis	10.00
11889	Frank Pryor	10.00

COMPROMISE OF CONSERVANCY ASSESSMENTS ON PROPERTY  
WITH TAX TITLE IN CHAIN OF TITLE

Conservancy Files  
Nos. 234; 235; 236; 237; 239.

Owner of Property J. F. HUGHES

Description of Property:

- File No. 234 SW 5 ft. front by 4 ft. 2 in. rear of Lot 2,  
Block 4, Central Pueblo.  
(Date of Tax Deed - October 10, 1940)
- File No. 235 NE 39 ft front by 23.44 ft rear of Lot 2,  
Block 4, Central Pueblo.  
(Date of Tax Deed - October 10, 1940)
- File No. 236 SW 4 4/5 ft of Lot 3, Block 4, Central Pueblo.  
(Date of Tax Deed - June 7, 1940)
- File No. 237 SW 26 1/5 ft of NE 39 1/5 ft of Lot 3,  
Block 4, Central Pueblo.  
(Date of Tax Deed - October 18, 1945)
- File No. 239 NE 24 ft 4 in of SW 36 ft 4 in of Lot 4,  
Block 4, Central Pueblo.  
(Date of Tax Deed - October 18, 1945)

Face Value of Certificates of Sale held by the District	\$681.66
Conservancy Taxes for years 1951 to 1955 Inc.	<u>\$163.24</u>
TOTAL . . . . .	\$844.90

Compromise Amount accepted by the District  
and authorized by Court Order signed August 10, 1951 \$ 75.00

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File No. 234 - Certificate cancelled by Compromise: No. 2321

File No. 235 - Certificates cancelled by Compromise: Nos. 2322; 56237; 59769;  
61539; 64666; 70707; 75015; 77791; 90427; 83170; 85353; 90726;  
90756; 92740; 94572; 96217; 97495; 98633; 99887; 100968; 102270;  
103552; 104547; 105411;

File No. 236 - Certificate cancelled by Compromise: No. 2323.

File No. 237 - Certificates cancelled by Compromise: Nos. 61540; 64667;  
70708; 75016; 77792; 90428; 83171; 87972; 87994; 90757;  
92741; 94573; 96218; 97496; 98634; 100969; 102271; 103553;  
104548; 105412.

File No. 239 - Certificates cancelled by Compromise: Nos. 61541; 64668;  
70709; 75017; 77793; 81035; 83172; 87973; 87996; 90759;  
92743; 94575; 96220; 97498; 98636; 100971; 102273; 103555;  
104550; 105414.

8/10/51



THE PUEBLO CONSERVANCY DISTRICT

TAX CERTIFICATES LISTED BELOW HAVE  
BEEN CANCELLED BY COURT DECREE

R.C. 268

Plaintiff ROBERT J. NORD, DOROTHY F. NORD and FREDERICK W. HAVER

Docket No. 34278 --Judgment Entered July 7, 1951 Conservancy File No. 997

Description of Property:

NW 25<sup>1</sup> of Lot 29 to 32, Block 108, South Pueblo

CERTIFICATES CANCELLED

<u>Year</u>	<u>Cert. No.</u>	<u>Amount</u>	<u>Year</u>	<u>Cert. No.</u>	<u>Amount</u>
1926	2396	7.31			

Number Certs. Cancelled One Total Amount Cancelled \$ 7.31

FUTURE ASSESSMENTS CANCELLED

1927 to 1954, Inc. 28 years @ \$ .84 \$ 23.52

1955 - 1 year @ \$ Nil \$ nil

Total Future Cancelled \$ 23.52 \$ 23.52

Total Canc. Certs and Future Assess. \$ 30.83

THE PUEBLO CONSERVANCY DISTRICT

TAX CERTIFICATES LISTED BELOW HAVE  
BEEN CANCELLED BY COURT DECREE

R. C. 269

Plaintiff ROBERT J. NOED, DOROTHY F. NOED and FREDERICK W. HAVER

Docket No. 34278 Judgment Entered July 7, 1951 Conservancy File No. 1001

Description of Property:

24.15 ft on B St. by 53 ft on Spring St.  
Lots 30 to 32, Block 108, South Pueblo.

CERTIFICATES CANCELLED

<u>Year</u>	<u>Cert. No.</u>	<u>Amount</u>	<u>Year</u>	<u>Cert. No.</u>	<u>Amount</u>
1935	90413	5.12	1943	97711	4.40
1936	90695	5.25	1944	98858	4.40
1937	90716	4.96	1945	100081	4.50
1938	90732	4.65	1946	101149	4.50
1939	90992	4.40	1947	102434	5.78
1940	92982	4.40	1948	104538	6.03
1941	94800	4.40	1949	104660	5.78
1942	96436	4.38	1950	105513	5.80

Number Certs. Cancelled 16 Total Amount Cancelled \$ 78.75

FUTURE ASSESSMENTS CANCELLED

19 51 to 1954, Inc. 4 years @ \$ 3.56 \$ 14.24

1955 - 1 year @ \$ .89 \$ .89

Total Future Cancelled \$ 15.13 \$ 15.13

Total Canc. Certs and Future Assess. \$ 93.88

THE PUEBLO CONSERVANCY DISTRICT

TAX CERTIFICATES LISTED BELOW HAVE  
BEEN CANCELLED BY COURT DECREE

R.C. 397

Plaintiff JOSEPH BROSCHAK, as Executor of the Estate of Oskar Menzel, Deceased;  
G. BYRON TROY; TONY AND HELEN SUAREZ

Docket No. 34557 Decree Entered August 24, 1951 Conservancy File No. 1586

Description of Property:

Lots 11 to 16, Block 14, Thatcher & Thomas Add.

CERTIFICATES CANCELLED

<u>Year</u>	<u>Cert. No.</u>	<u>Amount</u>	<u>Year</u>	<u>Cert. No.</u>	<u>Amount</u>
1926	2500 - 2501	27.84	1938	88342	17.54
1927	56350 - 56351	15.54	1939	91100	17.50
1928	58185 - 58186	16.59	1940	93083	17.56
1929	59884 - 59885	16.59	1941	96204	18.22
1930	61691 - 61692	16.55	1942	96599	17.02
1931	64880 - 64881	16.59	1943	97811	17.52
1932	71035 - 71036	16.59	1944	98950	17.44
1933	75438 - 39 - 40	18.91	1945	100153	17.46
1934	78188 - 89 - 90	18.85	1946	101217	17.47
1935	90663	22.60	1947	102489	18.77
1936	87959	20.05	1948	103740	18.77
1937	85678	17.54	1949	104694	18.78

Number Certs. Cancelled 35 Total Amount Cancelled \$ 438.29

FUTURE ASSESSMENTS CANCELLED

1950 to 1954, Inc. 5 1/4 years @ \$ 15.86 \$ 83.27

1955 - 1 year @ \$ \_\_\_\_\_ \$ nil

Total Future Cancelled \$ 83.27 \$ 83.27

Total Canc. Certs and Future Assess. \$ 521.56



THE PUEBLO CONSERVANCY DISTRICT

TAX CERTIFICATES LISTED BELOW HAVE  
BEEN CANCELLED BY COURT DECREE

R.C. No. 411

Plaintiff Helen B. Clarke and Joe Clarke (33191)  
Adolph Estrada and Lucy Estrada (34606)

Docket Nos. 33191 - Entered 12/20/49  
34606 - Interest 9/7/51 Conservancy File No. 1626

Description of Property:

Lots 10 to 12, Block 20, Thatcher & Thomas.

CERTIFICATES CANCELLED

<u>Year</u>	<u>Cert. No.</u>	<u>Amount</u>	<u>Year</u>	<u>Cert. No.</u>	<u>Amount</u>
1926	2509	4.99	1938	88353	6.96
1927	56355	3.14	1939	91111	4.48
1928	58191	3.15	1940	93093	6.97
1929	59888	3.17	1941	96205	4.74
1930	61698	3.13	1942	96600	4.49
1931	64888	3.13	1943	97822	4.49
1932	71047	3.14	1944	98962	4.47
1933	75457 - 58	6.20	1946	101229	4.49
1934	78206 - 07	6.20	1947	102501	8.24
1935	90673	5.70	1948	103753	8.23
1936	87969	7.88	1949	104706	8.26
1937	85689	6.98			

Number Certs. Cancelled 25 Total Amount Cancelled \$ 122.63

FUTURE ASSESSMENTS CANCELLED

1950 to 1954, Inc. 5 years @ \$ 5.90 \$ 29.50

1955 - 1 year @ \$ 1.48 \$ 1.48

Total Future Cancelled \$ 30.98 \$ 30.98

Total Canc. Certs and Future Assess. \$ 153.61



Greene submitted records of Certificates cancelled by Court Decree where property has been acquired by Tax Title based on delinquent general taxes. Cancellation records submitted are numbered 61 to 64 inclusive, which are attached hereto and made a part hereof. Greene reported that to the best of his knowledge these cancellations were in order. Upon motion of Mr. Fryor, seconded by Mr. Mathis, the cancellation of taxes as shown on pink sheets Nos. 61 to 64 inclusive, were ratified and approved.

Greene reported that Compromise Settlement of Conservancy assessments on property involving Tax Title had been made with J. F. Hughes, in accordance with Court Order signed by Judge Leddy. Additional information regarding this settlement is shown on pink sheet attached hereto.

Mr. Mathis moved the adoption of the following resolution, Mr. Fryor seconded the motion and the Resolution was adopted as follows, to-wit:

WHEREAS, the Pueblo Conservancy District was the owner of a small tract of land containing about 0.16 acres, south of the West Fourth Street Viaduct near the east end of the Viaduct, the ground being more particularly described as follows:

A certain parcel of land, situated in the  $N\frac{1}{2}$  of the  $NW\frac{1}{4}$  of Section 36, Twp. 20 South, Range 65 West of the 6th Principal Meridian, more particularly described follows:

Beginning at a point on the south line of West 4th Street, said point being 83 $\frac{1}{4}$  feet west of the west line of Thatcher & Gast's subdivision, according to the recorded plat thereof; thence S. 43°-39'W, a distance of 150 feet, more or less, to a point on the northeasterly right of way line of the A.T. & S. Fe R.R.; thence northwesterly, along said right of way line, to a point, said point being 40 feet on a normal, southeasterly from the center line of the West Fourth Street Viaduct; thence N. 44°-33'E., parallel to the said center line of the West 4th Street Viaduct, a distance of 75 feet, more or less, to a point on the said south line of West 4th Street; thence easterly, along the said south line of West 4th Street, a distance of 85.75 feet to the point of beginning; said described parcel of land contains 0.16 acres, more or less, and such property was acquired by the District for flood protection purposes, and said property has not been utilized for the purposes of the District, and cannot be so utilized, and is property held by the District as surplus for flood protection, and

WHEREAS, the District has caused said property to be appraised, and the appraisal thereof was \$50.00.

NOW, THEREFORE, BE IT RESOLVED, that the conveyance of said property to the Southern Colorado Power Company in consideration of the sum of \$100.00, be and the same is hereby authorized, confirmed and approved.

Mr. Holmes reported that on October 1, 1951, Charles M. Rose, Attorney for the District had agreed to undertake the recodifying of the Colorado Session Laws - an assignment which would require him to spend most of his time in Denver. Mr. Rose told Mr. Holmes that he believed the interests would be properly protected if he continued to be the attorney for the District, being in Pueblo and available for service to the District every Saturday and making an arrangement with Attorney Harold Rudolph to handle routine petitions and court orders at any time. Mr. Holmes stated that he and Mr. Greene had

consulted Judge Harry Leddy as to the advisability of accepting Mr. Rose's suggestion as to a working arrangement and that Judge Leddy had stated that because of Mr. Rose's association with the District on its inception date that he believed it advisable to continue to retain Mr. Rose as Attorney for the District. In view of Judge Leddy's ideas on the subject, it was the concensus of the Directors that the best thing to do was to continue to retain Mr. Rose as Attorney for the District.

Greene reported that he had been advised by Senators Millikin and Johnson and Congressman Chenoweth that Congress had appropriated \$217,500 for the purpose of constructing the backwater levee in Pueblo, - this being the project which has been pending for about two years.

There being no further business, the meeting adjourned.

  
Secretary

Read and approved:

  
