

RECORD OF PROCEEDINGS

100 LEAVES

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

March 2, 1950

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 March 2, 1950.

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

The minutes of the Meeting of October 28, 1949, 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 416 - 434 inclusive.

Certs. Nos.	103688	12.48	Mt Carmel Cr. Union for Antonio Ramirez
	96451; 97724; 98873; 103702	22.96	Rose Kasel
	103774	6.24	Felix Estrada
	103652	108.68	Reno@Grant (Holden)
	98889	5.71	Mrs. Mary Ahlin
	101089; 102386; 103655	61.18	Steel City Furn. Co.
	101090; 102387; 103656	408.20	Steel City Furn. Co.
	94618	332.35	Robert B. Kyle
	103563	281.28	Robert B. Kyle
	103766	78.63	Cloyd & Dorothy Fluke
	97838	32.45	Harry A. Atwater
	103613; 104606	14.11	William Milne
	103614; 104607	10.56	William Milne
	90850; 92839; 94656	202.34	Amer. Legion Post No. 2
	104592	188.09	Richard Pingatore
	104572	83.81	Mike & Frances Stricca
	104604	18.36	Joe Salzbrunn
	104601	26.61	Merrill Axle & Wheel Serv.
	99918	13.76	Alma Culpepper

The following Vouchers were read and approved:

11536	Pueblo Typewriter Exchange	.41
11537	Charles M. Rose (Oct.)	100.00
11538	Elbert D. Greene (Octo)	199.50
11539	Collector of Internal Revenue	25.50
11540	Elbert D. Greene	50.00
11541	J. E. Greel, Co. Treas.	.60
11542	J. E. Greel, Co. Treas.	88.88
11543	S. F. Elliot	50.00
11544	S. F. Elliot	119.60
11545	Blackburn Engineering Co.	4,176.43
11546	J. E. Greel, Co. Treas.	2.40
11547	First National Bank of Pueblo	59,547.50
11548	J. E. Greel, Co. Treas.	11.10
11549	Mt. St. Tel & Tel. Co.	4.01

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11550	Charles M. Rose (Nov.)	100.00
11551	Elbert D. Greene (Nov.)	199.50
11552	Collector of Internal Revenue	25.50
11553	Elbert D. Greene	50.00
11554	John M. Holmes	20.00
11555	Pueblo Title Guaranty Co.	.55
11556	Middelkamp Agency Co.	2.50
11557	J. E. Creel, Co. Treas.	.50
11558	First National Bank of Pueblo	3,338.70
11559	J. E. Creel, Co. Treas.	8.00
11560	Pueblo Title Guaranty Co.	7.50
11561	J. E. Creel, Co. Treas.	3.15
11562	First National Bank of Pueblo	193,600.00
11563	Mt. St. Tel & Tel Co.	1.76
11564	J. E. Creel, Co. Treas.	1.25
11565	State Compensation Insurance Fund	5.00
11566	Charles M. Rose (Dec.)	100.00
11567	Elbert D. Greene (Dec.)	199.50
11568	Collector of Internal Revenue	25.50
11569	Elbert D. Greene	50.00
11570	Wilmington Savings Fund Society	625.00
11571	J. E. Creel, Co. Treas.	.55
11572	J. E. Creel, Co. Treas.	302.23
11573	J. E. Creel, Co. Treas.	.55
11574	John M. Holmes	10.00
11575	Mt. St. Tel & Tel Co.	1.76
11576	J. E. Creel, Co. Treas.	6.00
11577	J. E. Creel, Co. Treas.	23.32
11578	First National Bank of Pueblo	50,029.68
11579	First National Bank	58.42
11580	J. E. Creel, Co. Treas.	2.20
11581	J. E. Creel, Co. Treas.	1.65
11582	Samuel T. Jones Agency	5.00
11583	J. E. Creel, Co. Treas.	.55
11584	Charles M. Rose (Jan.)	100.00
11585	Elbert D. Greene (Jan.)	199.50
11586	Collector of Internal Revenue	25.50
11587	Elbert D. Greene	50.00
11588	O'Brien Printing & Sta. Co.	.72
11589	J. E. Creel, Co. Treas.	10.00
11590	J. E. Creel, Co. Treas.	.50
11591	Clair R. Bender	11.30
11592	J. E. Creel, Co. Treas.	.70
11593	Mt. St. Tel & Tel Co.	1.76
11594	J. E. Creel, Co. Treas.	.55
11595	J. E. Creel, Co. Treas.	.50
11596	Charles M. Rose (Feb.)	100.00
11597	Elbert D. Greene (Feb.)	199.50
11598	Collector of Internal Revenue	25.50
11599	Elbert D. Greene	50.00
11600	Rocky Mt. Bank Note Co.	1.20
11601	Simon F. Elliot	48.30
11602	John M. Holmes	10.00
11603	W. T. Mathis	10.00
11604	Frank Pryor	10.00

In submitting the foregoing vouchers Greene called attention to check No. 11578 to the First National Bank in the amount of \$50,029.68 for the purchase of Tax D Saving notes and to check No. 11558.

With reference to check No. 11558: Greene reported that on December 7, 1949 he obtained from the County Treasurer a certified statement of the taxes on property assessed to M. H. Block, the property being described as Lots 18, 19, 20, Block 44, Kretchmer's Sub. This is now known as the Mills Hotel - and was formerly known as the Triangle Building. The certified statement showed that a 1946 County Tax Certificate was held by a Mr. Baum and also the 1947 Conservancy Tax Certificate was held by Baum.

As a Tax Deed could be issued in December 1950 on the 1946 County Tax Certificate thereby, in view of the Supreme Court ruling cancelling all unpaid and future Conservancy Taxes, it was a matter of importance to the District to get possession of the outstanding 1946 County Certificate.

After conference with Attorney Rose, John Holmes and M. H. Block, an arrangement was made with Mr. Block whereby he had Mr. Baum sell the Certificates he held for the sum of \$3338.70. The Certificates were sent to the First National Bank of Pueblo and check No. 11558 issued in payment. A letter was written by the Secretary to Mr. Block as per agreement saying if he paid the District this amount at any time prior to ten days before the sale was held for 1949 delinquent General Taxes - said sale to be held on or about December 1, 1950, that the District would surrender the Certificates to the County Treasurer for cancellation. Failure on the part of Mr. Block to pay that part of this amount applicable to the 1946 County Tax Certificate would make it possible for the District to get a Tax Title to the property after December of 1950. A copy of the letter to Mr. Block regarding his privilege of paying the District the sum stipulated is attached hereto and made a part hereof.

Mr. Holmes introduced a resolution authorizing sale to the Santa Fe Railroad of a small tract of ground and also a resolution authorizing the sale to the County of Pueblo of another small tract of ground. These resolutions which are attached hereto and made a part hereof were unanimously adopted.

Greene reported that Compromise Settlements of Conservancy Assessments on property involving Tax Titles had been made with R. B. Thurman and E. W. Mayhugh, in accordance with Court Orders signed by Judge Leddy. Additional information regarding these settlements is shown on pink sheets attached hereto.

The Directors approved the acceptance from Arthur L. Allen of \$125.00 for rent of land for grazing purposes to December 31, 1950 on land near the Barrier Dam.

Greene reported that on February 12th he took all Tax Certificates owned by the District of which microfilms had not previously been made to the First National Bank and had microfilms made. There are now in the District's safety deposit box at the First National Bank microfilms of all Certificates owned by the District.

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

Conservancy File No. 301

Owner of Property R. B. Johnson

Description of Property Lot 15, Block 32, Leavenworth Addition

Tax Deed issued to Robert B. Johnson on May 19 1948

Face Value of Certificates of Sale held by the District for the years <u>1937 to 1948 Inc.</u>	\$ <u>66.48</u>
Conservancy Taxes for years 1950 to 1955 Inc. <u>✓</u>	\$ <u>23.32</u>
TOTAL	\$ <u>89.80</u>

Compromise Amount accepted by the District
and authorized by Court Order signed January 20, 1950 \$ 56.50

Conservancy File No. 301 - Certificates cancelled by compromise; 85373;
88012; 90778; 92762; 94593; 96239; 97519; 98656; 99909; 100988; 102289;
103569.

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

Conservancy Files No. 1427 & 1430

Owner of Property E. W. Mayhugh

Description of Property File 1427 - Lots 9 ex A, J & S F R/W - Blk 11,

State Addition

File 1430 - Lots 11 ex A, J & S F R/W - Blk 11,

State Addition

Tax Deed issued to E. W. Mayhugh - File 1427 - May 5, 1934
W. P. Mayhugh - File 1430 - Oct 10, 1940

Face Value of Certificates of Sale held by the District for the years <u>File 1427 - 1931 to 1949 Inc</u>	}	\$ <u>231.49</u>
<u>File 1430 - 1946 Only</u>		
Conservancy Taxes for years 19 <u> </u> to 1955 Inc.		\$ <u>73.20</u>
TOTAL		\$ <u>304.69</u>

Compromise Amount accepted by the District
and authorized by Court Order signed February 15, 1950 \$ 60.00

Conservancy File No. 1427 - Certificates cancelled by compromise; 64841;
70991; 75380; 78134; 90635; 87927; 85641; 88308; 91067; 93052; 94866;
96503; 97782; 98924; 100129; 101195; 102475; 103731; 104685.

Conservancy File No. 1430 - Certificate 101196.

December 7, 1949

Mr. Morris H. Block,
740 Adams,
Denver, Colorado.

Dear Mr. Block:

We have today issued our check to The First National Bank of Pueblo for \$3,338.70 to cover the draft drawn on us by Mr. M. J. Baum, Jr., for Tax Sale Certificates on property described as Lots 18, 19 and 20, Block 44, Kretschmer's Sub; one Certificate No. 101954 being for the 1946 General Taxes and one No. 102315 for the 1947 Conservancy Taxes.

In accordance with the understanding we had when you called at our office last week, we will take these Certificates to the County Treasurer for cancellation if the amount stated above, namely - \$3,338.70 is paid to us at any time between now and ten days prior to the sale for 1949 delinquent General Taxes which sale will probably be held about December 1, 1950. ←

We thought that the only Certificate Mr. Baum held was for the 1946 General Taxes and it was a surprise to us to find he also had been holding the 1947 Conservancy Certificate. However, had we known about it, we would have said to do just what was done, namely, send the Conservancy Certificate along with the General Tax Certificate. If you want to have either of these Certificates cancelled separately as per second paragraph it will be agreeable to us for you to do so.

Very truly yours,

THE PUEBLO CONSERVANCY DISTRICT

By

Elbert D. Greene, Secy-Treas.

EDG/lmg

*These certificates are in the
Conservancy District safety deposit box at
the First National Bank*

RESOLUTION
APPROVING SALE OF LOTS TO AT&SF RAILWAY CO.

RESOLUTION INTRODUCED BY MR. HOLMES AND UNANIMOUSLY APPROVED BY THE THREE DIRECTORS AT MEETING OF MARCH 2, 1950.

WHEREAS, the AT&SF Railway Co., needed for use in connection with the relocation of their switch yards certain lots belonging to the Pueblo Conservancy District near the Dry Creek Bridge, said lots facing North on West Eleventh Street between Howard and Hunter Avenues, and

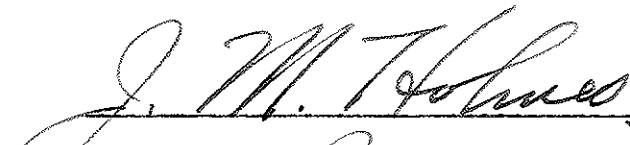
WHEREAS, the sale of these lots to the Railway Company did not in any way jeopardize the interest of the Pueblo Conservancy District, and


WHEREAS, from an investigation made by the President and Secretary of the Pueblo Conservancy District it appeared that \$300.00 would be a fair price for this ground, and

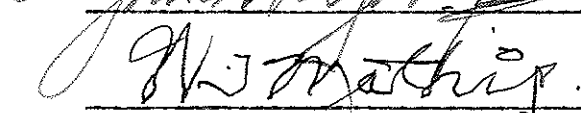
NOW, THEREFORE, BE IT RESOLVED BY THE DIRECTORS OF THE PUEBLO CONSERVANCY DISTRICT: That conveyance be approved to the AT&SF Railway Co., by quit claim deed in consideration of \$300.00, the following property to-wit:

Lots Nine(9) to Twenty (20) inc., Block Twenty-two (22),
in Adee, Chamberlin & Wiley's Subdivision, according to
the recorded plat of said subdivision.

And the action of the President in executing and delivering said deed dated November 30, 1949, for and on behalf of the Pueblo Conservancy District is hereby ratified and approved.







RESOLUTION

APPROVING GRANTING QUIT CLAIM DEED TO PUEBLO COUNTY ON LAND
FOR RIGHT-OF-WAY PURPOSES.

RESOLUTION INTRODUCED BY MR. HOIMES AND UNANIMOUSLY APPROVED BY THE THREE
DIRECTORS AT MEETING OF MARCH 2, 1950.

WHEREAS, The State of Colorado, Federal Government and the County of Pueblo are cooperating in improving Highway No. 96 from the City limits for a distance of several miles in the direction of Siloam, and

WHEREAS, the straightening and widening of the improved Highway required a small parcel of land comprising 0.029 acres more or less, owned by The Pueblo Conservancy District, and

WHEREAS, this land was not in any way needed by The Pueblo Conservancy District.

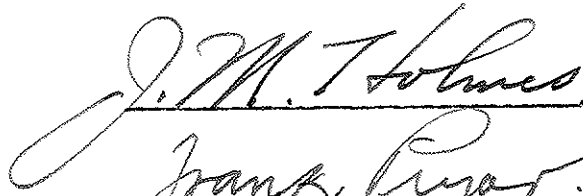
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PUEBLO CONSERVANCY DISTRICT: That the issuance of a quit claim deed from the District to Pueblo County be authorized and approved on land described as follows:

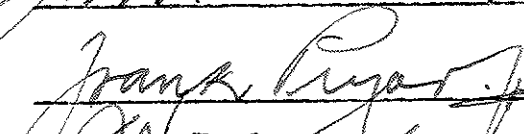
A tract or parcel of land containing 0.029 acres, more or less, in the Southeast Quarter of the Southeast Quarter of Section 36, Township 20 South, Range 66 West of the Sixth, P.M., in Pueblo County, Colorado, said tract or parcel being more particularly described as follows:
Beginning at a point which is the Southeast corner of Section 36, Township 20 South, Range 66 West:

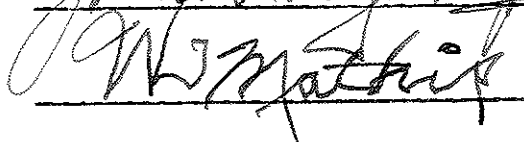
1. Thence N. $4^{\circ} 10'$ E., along the East line of Section 36, a distance of 19.2 feet;
2. Thence along the arc of a curve to the left with a radius of 5780.0 feet, a distance of 130.8 feet (the chord of which arc bears S. $81^{\circ} 35'$ W., a distance of 130.8 feet) to a point on the South line of Section 36;
3. Thence N. $89^{\circ} 59'$ E., along the South line of Section 36, a distance of 128.0 feet, more or less, to the point of beginning.

The above described parcel contains 0.029 acres, more or less.

And the action of the President in executing and delivering said deed dated January 31, 1950, for an on behalf of the Pueblo Conservancy District is hereby ratified and approved.







Greene reported that following an inspection of the Santa Fe Railroad's Drainage Ditch on 15th Street by Holmes, Elliot and Greene, it was learned that the north end of a back water levee constructed by the Pueblo Conservancy District more than twenty years ago between 15th Street and 16th Street was on land not owned by the District.

This land is described as Lot 7 and Lot 44, Block 38, Irving Place 2nd Filing. Greene reported that he believes Lot 7 can be purchased by the District at a satisfactory price. He said he had contacted the owner and mortgagee of Lot 44 and believed that because Lot 43 would be of no value to the owner and mortgagee if they sold Lot 44 that it would be necessary to purchase both Lots 43 and 44.

After some discussion, the Directors authorized Greene and Attorney Rose to buy Lot 7 and to try to buy Lots 43 and 44 at a price which would not be in excess of what Rose estimated the lots might cost the District if condemnation proceedings were necessary. Greene was instructed to tell Rose to start condemnation proceedings if the lots could not be purchased on a satisfactory basis.

There being no further business, the meeting adjourned.

Edwin D. Rose
Secretary

Read and approved:

John M. Holmes
Frank B. Rose
