

# RECORD OF PROCEEDINGS

100 LEAVES

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

March 8, 1939

A meeting of the Board of Directors of The Pueblo Conservancy District was held at 2 P.M. March 8, 1939 in the office of the District.

The meeting was called to order and presided over by John M. Holmes, president of the District.

Directors present: Holmes; Mathis; Pryor.

Minutes of the meeting of October 25, 1938 were read, and upon motion approved.

Vouchers as follows were read and accepted and checks ordered drawn on the Treasurer for same:

10248 Winifred Cross	\$100 00
10249 Southern Colorado Inv. Co.	41 00
10450 First National Bank, Pueblo	49,356 25
10251 R. M. Ogle	23 75
10252 Winifred Cross	100 00
10253 Southern Colorado Inv. Co.	41 00
10254 First National Bank, Pueblo	157,825 00
10255 Wilmington Savings Fund Society	1,250 00
10256 Knights Life Ins. Co. of America	600 00
10257 Winifred Cross	100 00
10258 Southern Colorado Inv. Co.	41 00
10259 Ross R. May	60 00
10260 Clarence Studzinski	15 00
10261 Roy Longworth	15 00
10262 Mrs. Catherine Coudayre	6 00
10263 First National Bank, Pueblo	102 59
10264 Southern Colorado Inv. Co.	41 00
10265 Winifred Cross	100 00
10266 Greene & West, Inc.	95 00
10267 Robert G. Breckenridge	50 00
10268 A. A. Shaver & Co.	50 00
10269 Middelkamp Agency	52 50
10270 Samuel T. Jones Jr.	25 00
10271 E. B. Spruill Agency	5 00
10272 Cecil A. Lee	50 00
10273 Winifred Cross	100 00
10274 Southern Colorado Inv. Co.	41 00
10275 S. T. Jones, Jr.	5 00

A letter proposing purchase of ground in the old river channel east of Main Street was read from John McGovern (letter attached). The offer of \$450.00 for the piece of ground 100 x 300 was accepted, the Secretary being ordered to write them a letter of acceptance of their offer providing they paid for any expense in surveying the ground and also any legal expense in drawing up a deed for same. And further providing that the levies as now existent be not disturbed, and releasing the District from any liability concerned with the fifty-foot easement of the Southern Colorado Power Co. now existing on the southern part of the river channel.

Letter was read from Howard Latting of Colorado Springs with respect to buying up some tax certificates on property belonging to the Pope Estate and Hersperger estate. It was decided since these properties are about three years in arrears and general

# THE MCGOVERN COAL CO.

## COLORADO COALS

Phone 881

Pueblo, Colo.

March 21, 1939.

John Holmes, President,  
Pueblo Conservancy District,  
Pueblo, Colo.

Dear Mr. Holmes:

We are in receipt of your letter of the 9th advising us that the Board passed favorably on our letter of February 27.

We note the points you bring up--that we are not to disturb the levees that now exist, and that we are to stand the cost of the survey and any legal expense that may be attached to the making of the deed.

We are now working on the feasibility of constructing a building on this channel and should have that information shortly.

Respectfully,

THE MCGOVERN COAL COMPANY



John W. McGovern.

JWM:mr

Cabin Creek - Willow Creek - Red Oak - Canon Monarch

March 9, 1939

John McGovern,  
The McGovern Coal Co.,  
Pueblo, Colorado.

Dear Mr. McGovern:

At a meeting of the Pueblo Conservancy District Directors held yesterday afternoon your letter of February 27th regarding purchase of a strip of ground 100 x 300 feet in the old river channel east of Main St. street crossing for \$450.00 was read. Your offer was accepted, subject to the following conditions:

1. That the levies as now existent along this old river channel remain undisturbed.
2. That, because of the low figure at which this rather considerable piece of ground is being sold - you pay any costs as to surveying of ground to learn the exact description of same; and any legal expense in preparing a deed, which should incorporate the recognition of the now existing easement of the Southern Colorado Power Company for 50 feet adjoining this piece of ground and keeping the District harmless in any agreement entered into between yourselves and the Southern Colorado Power Co.

Our office will be glad to cooperate with any attorneys you use in description of ground or in any way you might wish.

Yours very truly,

THE PUEBLO CONSERVANCY DISTRICT

By

Secretary

# THE PUEBLO CONSERVANCY DISTRICT

BOARD OF DIRECTORS  
JOHN M. HOLMES, CHAIRMAN  
W. T. MATHIS  
FRANK PRYOR, JR.

JOHN M. HOLMES, PRES.  
WINIFRED CROSS, Sec'y  
R. C. THATCHER, TREAS.

PUEBLO, COLORADO

February 28, 1939

Pueblo Conservancy District  
Colorado Building  
Pueblo, Colorado

Attention: Mrs. Winifred Cross

Dear Mrs. Cross:

Attached you will find letter from McGovern Coal Company.

Will you please look up on the maps and see just what our property consists of at the location mentioned in the attached letter from Mr. McGovern? I believe that when this information is available, a meeting should be called so that we may act on this proposal from them.

Yours very truly,

JMH:VM  
Encl.



# THE MCGOVERN COAL CO.

## COLORADO COALS

Phone 881

Pueblo, Colo.

February 27, 1939.

Mr. John Holmes, President,  
Pueblo Conservancy District,  
Pueblo, Colo.

Dear Mr. Holmes:

We are interested in the purchase of that part of the old river channel lying east of Main Street between the Hughes Bros. Inc. and the Missouri Pacific tracks.

This parcel of land facing Main Street is  $151\frac{1}{2}$  feet, and we would like to get approximately 300 foot depth. We offer you \$450.00 for this.

We are aware that the Southern Colorado Power Company have a fifty-foot easement on the south side of this channel property. We have talked to both Mr. Clark and Mr. Lord regarding this and we feel an arrangement between the two companies can be worked out to our mutual satisfaction.

We will appreciate your taking this up with Conservancy District Board at as early a time as possible.

Respectfully,

THE MCGOVERN COAL CO.



John McGovern

JM:m

Cabin Creek - Willow Creek - Red Oak - Canon Monarch

taxes titles have been purchased by Mr. Latting, we should notify the owners of the property that they can have until March 20th to pay up these tax certificates or we will dispose of them to Mr. Latting in order to keep our tax money coming in as much as possible.

Report was made by Mr. Holmes on the south end of Union Avenue viaduct situation to the effect that the City of Pueblo has obtained a grant from the Government to make the protection of this south bank a W. P. A. project and that they plan to set in a concrete base and make a rock slab bank adjoining this concrete base from below the Union Ave. viaduct to join with the curve in the bluff about two blocks above the Union Avenue viaduct. And that he had agreed the District would be willing to pay for materials up to and including \$25,000.00 for this work of protection.

There being no further business to come before the meeting it was, upon motion, adjourned.

  
Secretary

July 25, 1939

H. A. Latting,  
Agent for LEA TRUST,  
Box 672, Colorado Springs, Colorado.

Dear Mr. Latting:

We thank you for your check for \$9858.88  
in payment of the enclosed Tax Certificates as called for  
in the attached list:

No. 85442	\$1801.57
88089	1801.57
87749	1054.71
85410	919.00
88065	919.45
87750	726.05
85420	632.34
88086	632.36
87751	212.21
85421	184.93
88067	184.93
87752	287.98
85422	250.90
88068	250.88
Total	\$9858.88

Will you please receipt the copy of this letter as having  
received the above certificates. Thanks.

Yours very truly,

THE PUEBLO CONSERVANCY DISTRICT

Colorado Springs, Colorado.  
July 26, 1939

By

Secretary

Received the above numbered certificates.

H. A. Latting  
Agent for LEA TRUST.

P.O.Box 672  
Colorado Springs, Colo  
July 21, 1939

Mrs. Winifred Cross, Secretary,  
Pueblo Flood Conservancy District  
Thatcher Building  
Pueblo, Colorado

Dear Mrs. Cross:

Inclosed please find, at long last,  
check for \$9,858.88 for assignments of  
Conservancy Certificates on the Van Mont  
and the Pope Estate properties.

For your convenience I am also inclosing  
a list describing these certificates. We  
have liquidated our interest in the Fist  
property and it would not be fair for us  
to take those certificates. The balance I  
have checked with a small blue cross.

It will be satisfactory to assign  
these certificates to LEA TRUST.

I will be grateful if you will return  
the list to me together with the certificates.

With very kindest regards, I remain,

Very truly yours,



Howard A. Latting,  
Agent for LEA TRUST.

HAL:H



May 8, 1939

Howard A. Latting,  
Box 672,  
Colorado Springs, Colorado.

Dear Sir:

The Board of Directors of the Pueblo Conservancy District decided at a meeting to give the owners of the properties in which you are interested in purchasing the tax certificates of the District, a certain length of time in which to redeem or confer with them regarding the redemption of certificates. That time is now past and I am authorized to inform you that if you still wish to purchase these certificates they can be called by the County Treasurers office.

Yours very truly,

THE PUEBLO CONSERVANCY DISTRICT

By

Secretary

UC

March 9, 1939

George D. Neston,  
Pope Block,  
City.

Dear Sir:

It has come to the attention of the Board of the Pueblo Conservancy District that properties managed by yourself as representative of the Pope Estate are in arrears on their Conservancy District tax assessment. We refer more particularly to properties located in Blocks 32 and 33, Pueblo Addition.

It has been the aim and practice of the Pueblo Conservancy District to protect property owners wherever possible in regard to tax assessments and sale of tax certificates, hence we are giving you the following information. We have been approached by a Colorado Springs firm to purchase the tax certificates on these above mentioned properties and we learn that they already are possessors of certificates of sale on the general taxes covering same. As stated above, it has been the practice of the Conservancy District Board to protect property owners in cases of this kind, at the same time you realize we are morally bound to try to collect the taxes which will protect the payments of interest and principal on the bonds which are outstanding of the District and naturally cannot do so without payment of taxes by those same property owners.

At a meeting of the Board yesterday afternoon it was decided to send you this communication and tell you that they will wait until Monday - March 20th - to hear from you in this regard and if at that time no payment has been made to clear up these delinquent taxes, they will allow the County Treasurer to call in the certificates for delivery to the Colorado Springs firm.

Yours very truly,

THE PUEBLO CONSERVANCY DISTRICT

By

Secretary

March 9, 1939  
0001, 9 detail

A. E. Fist,  
608 N. Santa Fe Ave.,  
Pueblo, Colorado.

Dear Sir:

It has come to the attention of the Board of The Pueblo Conservancy District that property in Block 31, Pueblo Addition - (formerly in the name of Hersperger has been foreclosed on and now stands in the name of your wife - Mrs. Fist,) is some years in arrears as concerns the taxes due on the Pueblo Conservancy District.

It has been the aim and practice of the Pueblo Conservancy District to protect property owners wherever possible in regard to tax assessments and sale of tax certificates, hence we are giving you the following information. We have been approached by a Colorado Springs firm to purchase the tax certificates on the above mentioned property and we learn that they already are possessors of certificates of sale on the ad valorem taxes covering same. As stated above, it has been the practice of the Conservancy District Board to protect property owners in cases of this kind; at the same time you realize we are morally bound to try to collect tax payments that will protect the payments of interest and principal on the outstanding bonds of the District and cannot do so without the cooperation of those same property owners.

At a meeting of the Board yesterday afternoon it was decided to send you this communication and tell you that they will wait until Monday - March 20th - to hear from you in this regard and if at that time no payment has been made to clear up these delinquent taxes, they will allow the County Treasurer to call in the certificates for delivery to the Colorado Springs firm.

Yours very truly,

THE PUEBLO CONSERVANCY DISTRICT

By

Secretary

**HOWARD A. LATTING**  
POST OFFICE BOX 672  
COLORADO SPRINGS, COLORADO  
January  
31  
1939

The Pueblo Conservancy District  
Attention: Mrs. Winifred Cross.  
207 Colorado Building  
Pueblo, Colorado

Dear Madam:

About December 19, 1938 this writer called at your office and discussed the possibility of obtaining assignments of certain Tax Sale Certificates held by you covering properties in downtown Pueblo.

At that time I represented myself to you as either the holder or the representative of the holders of all the outstanding certificates, except Conservancy, on 5 properties known as the Pope Estate, The Amherst Block and the Fist-Hersperger building. If you care to verify this statement I am sure that Mr. J.E. Greel, Pueblo County Treasurer, will bear me out in this.

He can further advise you that it has not been our policy to work undue hardships on Pueblo taxpayers nor our desire to use the tax-buying method to acquire their properties and that we are not speculators but investors.

It is my understanding that in the recent past the owners of these above named properties, or their agents, have obtained Conservancy certificates from you for their face amount. You can readily see that we would be placed in an unfair competitive position if they were allowed to do this and we were denied this privilege.

It is my intention in this letter to submit an offer of the

Pueblo Conservancy District

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1-31-1939

**HOWARD A. LATTING**

POST OFFICE BOX 672

COLORADO SPRINGS, COLORADO

face amount, i.e. the amount of the assessments due, together with interest and penalties added to date of sale for all of the outstanding Conservancy Certificates on the following described properties:

1. VanMont Investment Company--1937 and 1938  
S.60' of 14-15-16 and 10' strip S.end and  
13 and 10' strip S. end in Block 32, Pueblo.
2. Fist-Hersperger--1936,1937 and 1938(maybe more)  
Lots 3 and 4 in Block 31, Pueblo.
3. Pope Estate--1937 and 1938  
Lot 4 and E36' of 5, W.8' of 5 and all 6,7,8,9,10 and  
W.32'5" of 11, E.11' 7" of 11 and W. 13'  $7\frac{1}{2}$ " of 12  
in Block 33, Pueblo.

Inasmuch as W.T.Roberts, G.Ryan, or The Lea Trust holds the ad valorem certificates on the above properties for ( VanMont 2), (Fist 4) and(Pope Block 3) years I believe that it is only equitable and fair that we be accorded the same treatment that you have accorded in the past.

If your Board can see fit to accept this offer I would appreciate ten days time to complete the assignments as my associates are scattered geographically.

With very kindest personal regards, I am,

Very truly yours,

*Howard A. Latting*  
Howard A. Latting.

HAL:h