

RECORD OF PROCEEDINGS

100 LEAVES

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

April 29, 1955

A Special Meeting of the Board of Directors of the Pueblo Conservancy District was held at the office of the District, 113 East Fifth Street, at 10:00 A. M. on April 29, 1955.

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

The minutes of the meetings of January 12, 1955 and April 15, 1955, were read and approved.

Upon motion of Mr. Pryor, seconded by Mr. Mathis, 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 Nos. 586 - 591	
Cert. No. 88138	368.21 · Leach Realty Co.
108067; 109054	501.95 · Alice V. Williams & Teresa M. Sanfilipo
103626	61.18 · Leonard & Mabel Pace
101181; 107135	16.57 · Bartley & Bartley
103608; 104599; 105457; 106301;	
107082; 108072; 109058	151.44 · Margaret Beaman
103609; 104600; 105458; 106302;	
107083; 108071; 109059	307.46 · G. C. Beaman

The following Vouchers were read and approved:

12390	Pueblo Typewriter Exchange	4.10
12391	Ray H. Talbot, Postmaster	4.50
12392	Mountain States Tel & Tel Co.	16.40
12393	Pueblo Title Guaranty Co.	80.00
12394	Charles M. Rose - Jan.	100.00
12395	Elbert D. Greene "	268.27
12396	Director of Internal Revenue	48.30
12397	First National Bank of Pueblo	17.55
12398	Sam Jones Agency	5.00
12399	Rufus Stephens	6.86
12400	Mountain States Tel & Tel Co.	20.66
12401	Charles M. Rose - Feb.	100.00
12402	Elbert D. Greene "	268.27
12403	Director of Internal Revenue	48.30
12404	Rufus Stephens	6.86
12405	O'Brien Printing & Sta. Co.	4.00
12406	Mary E. Shomer, Co. Treas.	.55
12407	Ernst Machine Shop	46.75
12408	Mary E. Shomer, Co. Treas.	1.10
12409	Pueblo Sheet Metal Works	353.13
12410	Le Master's Janitor Supply Co.	25.45
12411	Florman Manufacturing Co.	10.92
12412	MacIndoe Plumbing & Heating Co.	199.24
12413	S. F. Elliot & V. R. Blackburn	125.00
12414	Elbert D. Greene	738.00

THE PUEBLO CONSERVANCY DISTRICT

TAX CERTIFICATES LISTED BELOW HAVE
BEEN CANCELLED BY COURT DECREE

R. C. No. 302

Plaintiff A. J. SHARPNACK

Docket No. 37040 Judgment Entered January 10, 1955 Conservancy File No. 1198

Description of Property:

Lot 24, Block 2, Stanton & Snyder

CERTIFICATES CANCELLED

<u>Year</u>	<u>Cert. No.</u>	<u>Amount</u>	<u>Year</u>	<u>Cert. No.</u>	<u>Amount</u>
1926	2405	\$9.46			

Number Certs. Cancelled 1 Total Amount Cancelled \$ 9.46

FUTURE ASSESSMENTS CANCELLED

19____ to 1954, Inc. _____ years @ \$ _____ \$ _____

1955 - 1 year @ \$ _____ \$ _____

Total Future Cancelled \$ _____ \$ _____

Total Canc. Certs and Future Assess. \$ _____

THE PUEBLO CONSERVANCY DISTRICT

TAX CERTIFICATES LISTED BELOW HAVE
BEEN CANCELLED BY COURT DECREE

R. C. No. 303

Plaintiff A. J. SHARPBACK

Judgment Entered
Docket No. 37040 January 10, 1955 Conservancy File No. 1199

Description of Property:

Lot 25, Block 2, Stanton & Snyder

CERTIFICATES CANCELLED

<u>Year</u>	<u>Cert. No.</u>	<u>Amount</u>	<u>Year</u>	<u>Cert. No.</u>	<u>Amount</u>
1926	2406	\$9.46			

Number Certs. Cancelled 1 Total Amount Cancelled \$ 9.46

FUTURE ASSESSMENTS CANCELLED

19____ to 1954, Inc. _____ years @ \$ _____ \$ _____

1955 - 1 year @ \$ _____ \$ _____

Total Future Cancelled \$ _____ \$ _____

Total Canc. Certs and Future Assess. \$ _____

THE PUEBLO CONSERVANCY DISTRICT

TAX CERTIFICATES LISTED BELOW HAVE
BEEN CANCELLED BY COURT DECREE

File Card No. 49

Plaintiff LEO BARTELS

Judgment Entered
Docket No. 37445 March 29, 1955 Conservancy File No. 297

Description of Property:

Lot 11, Block 32, County Add.

CERTIFICATES CANCELLED

<u>Year</u>	<u>Cert. No.</u>	<u>Amount</u>	<u>Year</u>	<u>Cert. No.</u>	<u>Amount</u>
1931	64683	5.80	1943	97517	5.72
1932	70729	5.79	1944	98654	5.71
1933	75044	5.71	1945	99907	5.71
1934	77815	5.70	1946	100986	5.69
1935	90441	6.74	1947	102288	7.00
1936	83190	5.74	1948	103568	7.02
1937	85371	5.72	1949	104559	7.01
1938	88011	5.70	1950	105423	6.83
1939	90776	5.70	1951	106276	7.01
1940	92761	5.74	1952	107059	6.97
1941	94592	5.72	1953	108045	7.00
1942	96238	5.74	1954	109038	9.05

Number Certs. Cancelled 24 Total Amount Cancelled \$ 150.52

FUTURE ASSESSMENTS CANCELLED

19 to 1954, Inc. years @ \$ \$

1955 - 1 year @ \$ \$

Total Future Cancelled \$ \$

Total Canc. Certs and Future Assess. \$

L E A S E

THIS LEASE, WITNESSETH: That S. F. Elliot and V. R. Blackburn hereby lease to The Pueblo Conservancy District, a Public Corporation, the following described premises:

That certain rear room space, 19 feet by 39 feet in dimension, located in the North-east portion of the building owned by Lessors located at 113 East Fifth Street, on Lot Sixteen (16), Block Twenty-~~Five~~ (25), (23) Original Town of Pueblo Plat, in the City of Pueblo, Pueblo County, Colorado;

J.M.H.
V.R.B.
[Signature]

for the term of five (5) years commencing March 1st, 1955 and ending March 1st, 1960, at a rent of One Hundred Twenty-five and No/100 (\$125.00) Dollars per month, payable each month.

Said Lessors covenant that they are the owners of said premises with full title and right to execute this lease.

Said Lessee agrees to pay said rent unless the premises shall be destroyed or rendered untenable for its use by fire or other cause; not to use said premises for any unlawful purposes; not to assign this lease without the written consent of the Lessors; and at the expiration of this lease to surrender said premises in as good condition as they now are, reasonable wear and tear, use under this lease, and unavoidable casualties excepted.

It is further especially covenanted and agreed between the Lessors and the Lessee as follows:

1. That within a reasonable time the Lessors will pave parking space in rear of the premises aforesaid, and there supply exclusive parking space

for Lessors for three (3) cars; and additional space on necessary special occasions.

2. That the Lessors will furnish and supply a rear entrance to the room aforesaid; and also a front entrance through a hall for common use opening on 113 East Fifth Street with privilege of signs of Lessee in hall and at front entrance.
3. The Lessors agree not to put the unleased portion of the premises to any use that diminishes the value of the leased portion for general office use by the Lessee; and the Lessee agrees to use and occupy the leased portion of said premises for general office purposes.
4. The Lessee shall have the privilege of remodeling the leased portion of said premises for its own use; and may install equipment and fixtures therein including vault, lighting, telephone, heating and cooling apparatus and toilet facilities, all at the expense of the Lessee. At the termination of this lease such installations and fixtures may be removed by the Lessee using reasonable care to avoid damage to the premises.
5. The Lessors agree to render office services to Lessee as follows: To answer telephone calls and inquiries during the daytime office-hour absence of representative of the Lessee from the office of the Lessee, upon satisfactory installation by Lessee of telephone connections and interchange between the leased room and the office of the Lessors.

6. The Lessee agrees to pay the expense of all utilities furnished for the leased room except water charges which shall be paid by the Lessors.
7. The Lessors agree to satisfactorily partition the leased room aforesaid from contiguous room of the Lessors.
8. The Lessee is hereby granted by the Lessors the right and option to renew and extend this lease at the termination thereof for a like period upon such terms as are agreeable to both parties, and upon 90 day ~~same terms; said option to be exercised by notice~~ prior notice of intent. ~~in writing to the Lessors not less than~~ ~~days prior to the termination thereof.~~

JMH
VRB
etc.

And to the full performance of the terms of this lease the Lessors and Lessee hereby bind themselves, their heirs, assigns and successors.

DONE this 25th day of January, 1955 at the City of Pueblo, Pueblo County, Colorado.

S. F. Elliot

V. R. Blackburn

LESSORS

The Pueblo Conservancy District

By: John M. Holmes
President
LESSEE

STATE OF COLORADO)
COUNTY OF PUEBLO) SS:

The foregoing Instrument was acknowledged before me this 25th day of January, 1955, by S.F. Elliot and V. R. Blackburn and by John M. Holmes, President of The Pueblo Conservancy District, a Public Corporation.

Roy T. Longworth
Notary Public

My Commission Expires September 24th 1955

STATE OF COLORADO)
)
COUNTY OF PUEBLO)

SS:

IN THE DISTRICT COURT

17664

IN THE MATTER OF THE PUEBLO
CONSERVANCY DISTRICT

ORDER OF APPOINTMENT OF DIRECTORS

At this day it appearing to the Court that the terms of office of Frank Pryor, (W. T. Mathis, and John M. Holmes,) as Directors of the Pueblo Conservancy District have expired herein; and the Court being fully advised in the premises and it being right and proper so to do, it is hereby ordered that John M. Holmes be and he is hereby reappointed as Director of the said Pueblo Conservancy District; for the statutory term of Five years; that W. T. Mathis be and he is hereby reappointed as Director of the said Pueblo Conservancy District for the statutory term of three years; and that Frank Pryor be and he is hereby reappointed as Director of the said Pueblo Conservancy District for the statutory term of two years

Done this 18th day of April, A. D., 1955

By the Court.

Philip Cabili
JUDGE

OATH OF OFFICE

JOHN M. HOLMES, being first duly sworn upon his oath says:

That he will honestly, faithfully and impartially perform the duties of his office as Director of the Pueblo Conservancy District; and that he will not be interested in any contract let by said District.

John M. Holmes

STATE OF COLORADO)
) ss:
COUNTY OF PUEBLO)

Sworn and acknowledged before me this 15 day of April, 1955.

Dorothy Hayden
Notary Public

My Commission expires My Commission Expires Oct. 18, 1958

John M. Holmes Fidelity Bond was filed with his Oath of Office with the Clerk of the District Court on May 9, 1955. Standard Accident Insurance Co., Bond No. 79363 for \$1000 dated April 12, 1955 and continuing in effect until cancellation. The five year premium on this Bond amounted to \$22.00 and was paid Abell-Beaty Agency by Check No. 12461 on May 11, 1955.

OATH OF OFFICE

WALTER T. MATHIS, being first duly sworn upon his oath says:

That he will honestly, faithfully and impartially perform the duties of his office as Director of the Pueblo Conservancy District; and that he will not be interested in any contract let by said District.

Walter T. Mathis

STATE OF COLORADO)
) ss:
COUNTY OF PUEBLO)

Sworn and acknowledged before me this 15 day of April, 1955.

Dorothy Hayden
Notary Public

My Commission expires My Commission Expires Oct. 18, 1958

Walter T. Mathis Fidelity Bond was filed with his Oath of Office with the Clerk of the District Court on May 9, 1955.
Aetna Insurance Company (Middlekamp Agency, Resident Agent) Bond No. ~~S-347789~~ for \$1000 effective April 12, 1955, and continuing in effect until 1958.
The three year premium on this Bond amounted to \$7.50 and was paid to the Middlekamp Agency by Check No. 12462 on May 11, 1955

RECORD OF PROCEEDINGS

100 LEAVES

12415	Herman Klipfel, Acting Postmaster	3.00
12416	Pueblo Novelty Works	6.50
12417	John Stavast	2,445.83
12418	Rufus Stephens	13.72
12419	Charles M. Rose - Mar.	100.00
12420	Elbert D. Greene - Mar	268.27
12421	Director of Internal Revenue	48.30
12421 A	State Treasurer, State of Colorado	40.12
12421 B	Dept. of Revenue, W. H. Tax Division	5.79
12422	Mountain States Tel & Tel Co.	16.40
12423	Weicker Transfer & Storage Co.	51.00
12424	O'Brien Printing & Sta. Co.	78.60
12425	Southern Colorado Power Co.	1.55
12426	King Investment & Lumber Co.	33.35
12427	Main Electric Co.	544.74
12428	Burroughs Corporation	265.00
12429	Pueblo Gas & Fuel Co.	3.38
12430	LeMaster's Janitor Supply Co.	3.79
12431	Mary E. Shomer, Co. Treas.	.50
12432	Holmes Hardware Co.	3.80
12433	MacIndoe Plumbing & Heating Co.	17.77
12434	O'Brien Printing & Sta. Co.	320.80
12435	Mary E. Shomer, Co. Treas.	1.00
12436	S. F. Elliot & V. R. Blackburn	125.00
12437	John M. Holmes	6.08
12438	Underwood Corporation	181.85
12439	Mary E. Shomer, Co. Treas.	7.70
12440	Abell-Beaty Agency	33.46
12441	Abell-Beaty Agency	19.26
12442	Mary E. Shomer, Co. Treas.	8.00
12443	John M. Holmes	20.00
12444	W. T. Mathis	20.00
12445	Frank Pryor	20.00
12446	Blackburn Engineering Co.	55.61
12447	John M. Holmes	301.35
12448	Elbert D. Greene	586.77

Greene submitted records of Certificates cancelled by Court Decree where property has been acquired by Tax Title based on delinquent taxes (general). Cancellation records submitted are numbered 83, 84, 85, which is attached hereto and made a part hereof. Greene reported that to the best of his knowledge this cancellation was in order. Upon motion of Mr. Mathis, seconded by Mr. Pryor, the cancellation of taxes are shown on pink sheets Nos. 83, 84, 85, were ratified and approved.

The Meeting held on this date is the first meeting held in the new office of the District in the building owned by Elliot and Blackburn at 113 East Fifth Street. The headquarters of the District moved to the new office on March 18, 1955, although the lease on the premises, copy of which is attached hereto, is dated March 1, 1955.

Also attached hereto is a copy of the Court Order signed by Judge Philip Cabibi reappointing the Directors of the District for terms commencing April 12, 1955. A copy of the signed Oath of Office of each of the Directors is also attached hereto.

At this point Holmes requested Greene to leave the room. Holmes reported to his fellow Directors that on April 18, 1955, he had received a written resignation from Greene as Secretary-Treasurer. Greene gave as his reason for resigning the fact that May 31, 1955, would be the tenth anniversary of his association with the District during which time he had not taken a vacation and that he was tired, and May 31st seemed the logical time for the effective date of his resignation as the Auditor would audit the books as of that date, it being the end of the District's fiscal year. In the discussion that followed the fact was developed that in many branches of industry an employee was permitted to accumulate his vacation time over a period of not to exceed two consecutive years and at that time should the employee decide to work instead of taking his vacation he was paid not only for the time worked but in addition was paid his vacation allowance. Holmes also reported on the several meetings he had with Greene with reference to his resignation or his continuation of service with the District. He further stated that while the Directors felt justified in paying Greene as much as \$275.00 per month, Greene had voluntarily offered to reduce his salary to \$80.00 per month for an indefinite period commencing May 1, 1955. In consideration of the above discussion and facts Holmes made the following motion:

" I move that in view of the facts developed and stated that Mr. Greene be paid his regular salary for the month of April and a like amount covering vacation allowance for an accumulated period of two years and that a check be drawn in his favor in the amount of \$650.00 for the month of April in lieu of his regular salary check of \$325.00; and that the Directors accept Mr. Greene's proposal commencing May 1, 1955, that his salary be \$80.00 per month for an indefinite period".

Seconded by Mathis and unanimously carried.

Holmes then presented his statement for services rendered to the District covering the three months of January, February and March. The statement was discussed and explained in detail. The following motion was made by Mathis:

"I move the approval of the statement of Holmes for personal services rendered to the District during the month of January, February and March, and that the amount be approved and ordered paid."

Seconded by Pryor and unanimously carried.

The subject of the retainer fee as being paid to Charles M. Rose, Attorney for the District, was discussed to some extent and the following motion was made by Pryor:

"I move that Holmes be requested to take up with Attorney Rose the amount to be paid to him as a retainer fee as Attorney for the District."

Seconded by Mathis, unanimously carried.

The financial condition of the District as reported By Greene was discussed. Mathis made the following motion:

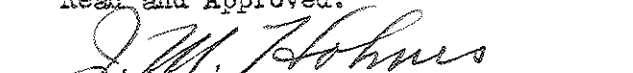


" I move that Holmes review with Greene the financial condition of the District and if in his opinion deemed advisable that reasonable sums of money should be placed in the Pueblo Savings & Trust Company and in the Arkansas Valley Bank of Pueblo on Certificates of Deposit bearing 2% interest, the amount of the deposits to be covered by an escrow agreement whereby the receiving banks place in escrow an adequate collateral to guarantee the total amount of the deposit.

Seconded by Fryor, unanimously carried.

There being no further business, the meeting adjourned.


Secretary

Read and Approved:

The minutes for that part of the meeting at which Greene was present were written by Greene.
The minutes for that part of the meeting at which Greene was not present were written by Holmes.