

**MINUTES OF THE JUNE 22, 2016  
REGULAR MEETING  
OF THE PUEBLO CONSERVANCY DISTRICT**

**Directors Present:** Barb Bernard, Corrine Koehler, Bud O'Hara, Dennis Maroney, Ron Serna, Paul Willumstad

**Also Present:** Administrator Rick Kidd, Attorney Don Banner

**Guests:** Kim Kock, NorthStar Engineering  
Shanna Lewis, Colorado Public Radio  
Chris Woodka, The Pueblo Chieftain

The regular meeting of the Pueblo Conservancy District was called to order by President Willumstad at 10:31 am. A quorum was present. Willumstad informed the Board that Bill Alt was in the hospital.

**Minutes:**

The minutes of the May 25, 2016 regular meeting were reviewed. Serna moved to approve the minutes and Maroney seconded. Motion passed.

**Public Forum:**

None

**Treasurer's Report:**

Koehler moved to accept the May accountant compilation report. Seconded by Bernard. Motion passed.

**Bills** – Bernard said that she had reviewed the invoicing from Swerdfeger and NorthStar and they are within the contract agreements. Kidd and Kock explained that Swerdfeger's payment included payment for Change Order Nos 1 and 2, and adjustments to final quantities concrete crushing. Swerdfeger closely chipped the top edge of the concrete versus saw cutting. The methodology was approved by Kock and Kidd and it resulted in a cost savings to the District.

The following bills were posted for review and approval:

Vectra:

\$ 400.00	MBD&G, Monthly Accountant fees
\$ 500.00	Banner and Bower, Attorney fees
\$ 1,700.00	Kidd Engineering, Administrator/Engineer fees
\$ 200.00	Alt, Director's Fee
\$ 200.00	Bernard, Director's Fee
\$ 200.00	Cordova, Director's Fee
\$ 200.00	Koehler, Director's Fee
\$ 200.00	Maroney, Director's Fee
\$ 46.44	Maroney, Mileage for attending Fountain Creek committee meetings
\$ 200.00	O'Hara, Director's Fee
\$ 200.00	Phillips, Director's Fee
\$ 200.00	Serna, Director's Fee
\$ 200.00	Willumstad, Director's Fee
\$ 50,000.00	HARP Authority, IGA Contribution
\$ 10,000.00	HARP Authority, Maintenance Agreement
\$ 266.34	Computer Images of Pueblo, Web Site charges and work



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CNB Draw Account:

\$ 700.00	Kidd Engineering, Levee Phase 2 CA/CO, Progress meetings, completion review and contract costing, FEMA meeting
\$ 3,285.00	NorthStar Engineering, Arkansas Task F – Phase 3 Final Design, Construction Documents, Bidding
\$ 16,140.00	NorthStar Engineering, Wildhorse Task D - Construction Support Services
\$ 68.00	NorthStar Engineering, Wildhorse Reimbursable copies, etc.
\$ 1,255.00	NorthStar Engineering, Maintenance Fund Assessment Support, Appraisal Phase III Services, Property Acquisitions, Artwork and Recreational Opportunities meetings
\$403,804.00	KR Swerdfeger Construction, Inc., Arkansas Levee, Phase 2
\$ 85,301.85	KR Swerdfeger Construction, Inc., Wildhorse Levee, Phase 2
\$ 1,953.00	Altman, Keilbach, Lytle et.al., Wildhorse Creek Area Eminent Domain and Land Acquisitions 5-31-16 invoice

**Property Acquisitions:**

Banner reported that Ivor Hall is doing the appraisal for Aguirre and is to have a value determined by next week. The Pueblo County Assessor records had the property valued at \$45,000 but Alan Williams' appraisal has the current fair market value at \$25,500. There is currently a \$50,000 loan on the property. The District had offered 20 percent over the appraisal at \$30,100. Banner requested authority to negotiate with Ocwen to attempt an agreement at some value less than the amount of the loan. Kohler moved to authorize up to a maximum amount of \$40,000. Seconded by O'Hara, the motion passed. It was discussed that at over the \$40,000 price level the District will probably resort to condemnation proceedings.

**President's Report –**

None.

**Administrator's Report –**

Kidd reported that the concrete panel of the Corn Maiden mural had been moved to a designated location off of the City's Main Street parking lot on the south side of the River. Swerdfeger hauled and positioned the mural piece without charge. The year to date collections of the Maintenance Fund Assessment is \$806,284.51 versus \$622,658.47 by the first of May 2016

**Fountain Creek Committees Reports –**

Maroney reported that he attended both the Technical Advisory Committee and Monetary Advisory Committee meetings. Dr. Timothy Gates, from CSU, presented a discussion to the TAC about the impact of irrigation on the quality of the water as it flows down the Arkansas River. The MAC agreed to support two projects within Pueblo County, with a value of \$2.5M. The purposes of these two projects is to control and mitigate erosion along the Creek and to remove sediment from the confluence with the Arkansas River up to 8<sup>th</sup> Street. The City of Pueblo needs to prioritize \$400,000 per year for three years.

**Arkansas and Wildhorse Levee Construction –**

Kock reported that the asbestos reports on the houses have come through and Swerdfeger has received quotes for the abatement. The best offer received is \$41,325. This is a cost that was not included in the contractors' bids for demolishing the houses. The amount of asbestos and lead abatement required could not be determined until the District had right of entry to the places so that testing could be done. Therefore, the bid package was structured for the contractors to assume that the buildings were clean, and then the construction contract would be adjusted after testing and reporting was completed. O'Hara moved to authorize Swerdfeger to proceed with the asbestos abatement at a cost of up to \$41,325. The motion was seconded by Koehler and passed.



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**Old Business:**

**Recreation and Mural Sub-Committees** - Koehler reported that there is going to be a recreation committee meeting on July 8th. It was brought out at the June meeting that the City has many projects competing for their commitment to the funding opportunities. Therefore, we are scheduled for presentations at the City Council Work Session on August 22<sup>nd</sup>. The purpose is to inform the Council about the Levee project, opportunities we have learned would increase public interaction and recreation based on the River system, and request their support of funding applications.

Willumstad asked Banner if the District's lease agreement with the City for the River Trail needs to include the Levee also. Kidd was requested to get pricing for "No Trespassing" signage to post along the railroad side of the Levee.

**New Business:**

**Amended 2015 Budget** – Kidd amended the 2015 Budget in accordance with guidance he received from Larry Daveline. Koehler moved to approve the budget amendment. Seconded by Bernard the motion passed.

**Protocol for Contacts** – Kidd is to provide copies of the contact information to Earl Wilkinson and Gina Dutcher.

**Other Business:**

Banner reported that the District's website should be updated with current information by the end of next week.

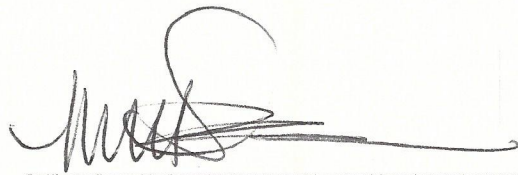
There being no other business to come before the Board the meeting was adjourned at 11:52 am.

The next regular meeting date will be July 27, 2016, at 10:30 am.

APPROVED:



Paul Willumstad, President



Matt Cordova, Secretary