

MINUTES OF THE FEBRUARY 14, 2018 SPECIAL MEETING

Directors Present: Barb Bernard, Matt Cordova, Corinne Koehler, Dennis Maroney, Jerry Martin, Bud O'Hara, Donna Phillips, Ron Serna, Paul Willumstad

Also Present: Administrator Rick Kidd

Guests: Larry Attencio, Pueblo City Councilman
Steven Meier, City of Pueblo Director of Planning and Development
Jim Munch, Pueblo County Project Coordinator
Rudy Fuentes, Pueblo County Administrative Assistant
Mike Trujillo, Colorado Department of Parks and Wildlife
Chad Chivogle, Colorado Department of Parks and Wildlife

The special meeting of the Pueblo Conservancy District was called to order by President Phillips at 10:03 am. A quorum was present.

This special meeting was called so that the County could present their plan for the YES program and request the Pueblo Conservancy District to consider transferring ownership of certain properties to the County. A special meeting was required due to timing for the County's necessary commitment date.

President Phillips gave the floor to Jim Munch. Munch displayed two concept drawings for the proposed project areas. He said that the County hoped to get the District's agreement to sale or transfer some of the District's property, at Lake Runyon, to the County in support of this project. The land would be used for construction of youth baseball fields. County ballot Measure 1A authorized the County to use excess TABOR receipts for construction of up to six youth ball fields, extend the HARP channel, and construct improvements to Main Street and other areas in the County. The County is hoping to bundle this work and project with another proposal for construction of a Single A baseball stadium in downtown Pueblo. The current preferred site is at Alan Hamel and Santa Fe Avenue. The owner of a Single A team would like to relocate his team from Orem, Utah to Pueblo. The owner supports youth and would like to develop youth traveling teams. This ties in with the approval granted with Measure 1A. The Single A team owners would like to have three Single A teams located in Colorado. Hobbs Field, at Runyon, does not meet Single A requirements.

The owner would pay for construction of the Single A stadium and will build three Riverwalk hotels at different price points. They are hoping to have up to 500 kids per week coming in to Pueblo during the youth season. The County needs to make a commitment to the owner prior to February 26, 2018. The County needs to know if the District is open to transferring the northeast corner of its Lake Runyon area to the County.

The County has considered the Black Hills Energy site, but they do not believe the site is adequate for the needs and they do not know the timing of when the site would be available. The existing Runyon ballpark complex is fully booked and more space is needed for just the normal programming. Pueblo County would be the owner of the acquired land.

Koehler expressed concerns about maintenance based upon what she has seen at the existing ball fields. Attencio said that the City is considering acquiring the area of the Runyon Lakes. He said that he would expect maintenance of the area to increase considerably. Munch said that the County does have money available for construction of the six ball fields, so this is not dependent upon the Single A owner. Phillips

said that this project would definitely bring more people to Pueblo and support the local economy. Maroney expressed concerns about the homeless traffic in the area, the flood plain boundaries, and the railroad ownership along the north side between Lake Runyon and the Runyon ball fields. Kidd has documentation which indicates that the railroad right of way has been abandoned and that the Pueblo Conservancy District has ownership. He is to provide his information to Munch. Koehler asked if there would be a water pollution problem caused by stormwater runoff and deep percolation translocating fertilizers applied to the ball fields. Fuentas said that they may decide to use artificial turf. Trujillo said that the proposed project would not be a disruption to birds and wildlife, and may actually be an enhancement. Attencio said that the City is going to be asking for money to develop along Fountain Creek, including the confluence area. This should reduce the homeless traffic in the area. Kidd said that he does not see floodplain management need for the District to own this area, but that he believes there are liabilities connected with the District's ownership. Attencio said that this area does have a benefit to the City. Meier said that the proposed development will get more people into the area, increase its visibility and use, improve the area and this should all result in decreasing the use by homeless people. Trujillo said that Colorado DPW has a current lease on Runyon Lakes but would be willing to surrender it to either the City or the County. The DPW supports the project and will continue to stock fish and check fishing licenses.

President Phillips requested the meeting to enter into executive session at 11:20. The Board came out of executive session at 11:29.

Serna moved to let the County know that the Pueblo Conservancy District is will to work with them toward a purchase of the property. The motion was seconded by O'Hara. The motion passed.

Other Business:

None

There being no other business to come before the Board the meeting was adjourned at 11:36 am. The next regular meeting date will be February 28, 2018, at 10:00 am.

APPROVED:

Donna Phillips, President

Bud O'Hara, Secretary