

MINUTES OF THE MARCH 24, 2021 REGULAR MEETING
OF THE PUEBLO CONSERVANCY DISTRICT

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

Also Present: Attorney Don Banner
Administrator Rick Kidd

Guests: Mike Cuppy, NorthStar Engineering
Gary Rasso, Pueblo County Attorney
Mike Ricotone, Pueblo County
Cynthia Ramu and Karen, Mural Art Committee members
Shanna Lewis, Colorado Public Radio
Chris Woodka, Pueblo Board of Water Works Director
Dillon Thurston, K.R. Swerdfeger Construction Inc. Project Manager

The regular meeting of the Pueblo Conservancy District was called to order by President Koehler at 10:00 am.

Minutes: A quorum being present, the Minutes of the February 24, 2021 meeting were reviewed. Bernard moved to approve the minutes and Serna seconded. The motion was approved.

Public Forum: Mike Cuppy, Representing the Downtown Association – Mike said that the Downtown Association would like to host a Levee Walk special event on June 5th. After discussion, the consensus was to agree to the event. The Board said that the Downtown Association would need to provide porta-potties and trash cleanup for their event. Mike also said that the Downtown Association would like to sponsor a Levee mural on downtown history and he requested that they be allowed to put their logo in a corner. Koehler said that this mural request should be routed through the mural committee, like any other mural proposal. Koehler notified the Board that the Downtown Association had volunteered to provide help for the June 3 dedication event.

Lake Runyon Property: Gary Rasso briefed the Board on the County's efforts to acquire property at Runyon. They were originally only interested in a parcel in the northeast corner so that they could expand the ball fields. He said that the County sees a lot of recreational opportunities besides baseball. One of the amenities that they are considering is a location for glamping. There is not another place in Pueblo County that offers this and the Lake Runyon area would be an ideal site. In addition to Conservancy District land they are working with Evraz to acquire some of their property to the south of Lake Runyon. Evraz was originally not interested but are now indicating that they may be willing to transfer some of their property there. The County has contracted with Southern Colorado Surveying to survey all of the lots that the District and Evraz has in the area. They have 60 days to complete their survey work. Once they know the area involved, the County will be submitting purchase proposals. Mike Ricotone said that the need at least 70 spaces for glamping to be feasible. The bulk of the County's funding for development comes from 1A. It will be other County money that will be used to purchase the property.

Colorado Contractor Association Award: Dillon Thurston said that K.R. Swerdfeger had nominated the Levee Reconstruction project for an award offered by the Colorado Contractor Association. The project did win the award. He said that the Association provided acrylic mementos for K.R. Swerdfeger, NorthStar Engineering, and the Pueblo Conservancy District. Thurston presented the award to Corinne Koehler.

Levee Mural Proposals:

Serna said that he could not attend the last meeting because the Zoom link was not working. Ramu said that there was one mural proposal to present. It is by Valrie Eisemann, a previous muralist. It is of a lady's face. Bernard moved to approve it and Willumstad seconded. The motion passed. Ramu said that there are currently seven artists working on projects. She is talking to 20 more. They have redone their website and are brainstorming ways to raise money to help the artists with expenses.

Treasurer's Report:

Willumstad said that he received the February report too late for him to have a chance to review it. Kidd said that he had briefly looked through it and noted that there is over \$100,000 in a Stifel money market account that he recommended moving into investment accounts. Willumstad moved to receive and file the reports. Phillips seconded and the motion passed.

The following bills were posted for review and approval. Kidd reported that the proceeds from the CWCB loan had been deposited so the District could now pay off the loan with the Bank of the San Juans. Kidd said that there was \$1.4M in the reserve account at the end of February and that the March receipts from the maintenance fund assessment were over \$500K. Willumstad moved to approve payment of the bills and Bernard seconded. The motion passed.

BSJ Operations and Maintenance Account:

\$ 500.00	MGPM, Monthly Accountant fees
\$ 500.00	B&B, Attorney Fees
\$ 2,000.00	Kidd Engineering, Administrator/Engineer fees
\$ 330.00	Kidd Engineering, Executive Committee meeting
\$ 450.00	Kidd Engineering, Annual DropBox Subscription
\$ 200.00	Bernard, Director's Fee
\$ 200.00	Cordova, Director's Fee
\$ 200.00	Koehler, Director's Fee
\$ 200.00	Maroney, Director's Fee
\$ 200.00	Martin, Director's Fees
\$ 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
\$ 1,050.00	Southeastern Colorado Heritage Center, Annual Membership Assessment

BSJ Construction Draw Account:

\$ 165.00	Kidd Engineering, February 23 through March 19, 2021 Phase 6 CA/CO and meetings
\$ 742.50	Kidd Engineering, February 23 through March 19, 2021 PCD/IGA#1 Planning and CA/CO
\$ 5,000.00	NorthStar Engineering, February 23, through March 19 2021, Schedule C final geotechnical report
\$ 5,765.00	NorthStar Engineering, February 3 through March 19, 2021, Task D – Engineering Design Services, Permitting and Regulatory Approval
\$ 3,122.50	NorthStar Engineering, February 23 through March 19, 2021, Maintenance Assessment Support, Consultations, Loan Documents, Artwork and Recreation, Railroad, SHPO, etc.
\$ 8,963.50	NorthStar Engineering, February 23 through March 19, 2021 PCD/City IGA#1 T&M Services and reimbursable expenses
\$ 29.30	Pueblo Chieftain KRSC Notice of Phase 6 Final Payment

BSJ Reserve Account:

\$ 6,630.00	Pueblo Conservancy District – Transfer to Operating Account
\$ 23,787.53	Pueblo Conservancy District – Transfer to Draw Account

Website Updating: Phillips said that she had finally been able to discuss the updating with Rick Thomas and he is okay with her doing the mundane changes. Donna said that the other stuff that Rick has put on the website is heavily coded. Banner gave her a thumb drive with a lot of documents and pictures on it. Cuppy is to get construction pictures to Phillips. She is to change the homepage to a new picture and the District logo.

President's Report: Koehler said she had received requests for letters of support, from Trout Unlimited, for two project areas that they are applying for grants for. The consensus of the Board was for Koehler to send the requested letters. Koehler received a letter from Rachel Pittinger saying that Rebecca Mitchell, CWCB Executive Director, will appear to speak at the June 3 dedication. The letter said that other CWCB Board members and Rachel will also be in attendance. Koehler reported that Signs by Scott has finished all but one of the story boards. Their price quote to print a 10x5 banner is \$345. The consensus of the Board was for her to proceed with a design and have the banner printed. She is working with Banner on filing for the District to have a 501.c.3 entity.

Administrator's Report: Kidd said that he had set up a DropBox account that allows for up to three people to access. He sent the access set up information to both Banner and Koehler. Kidd handed Banner the second key to the District's post office box.

Recreation Committee Report: Mike Cuppy reported the cables are up for the bridge. The schedule still has them completing the bridge in April. The next work will be construction of the concrete trail and the installation of the shade structures. There are five single leaf structures, each having a foot print of approximately 5'x16', and three 3-leaf structures, each with a foot print of 30'x30'. Along the path will be the sign boards. They will face due north to minimize sun damage. Due to the amount of space that the 3-leaf sunshades take, the concrete trail past them will have to be thickened and reinforced. There will not be enough room for heavy traffic to drive off of the trail in these areas. The proposals for the Main Street Pedestrian Bridge came in last week. Those proposals are under review right now. The City is still trying to get funding enough for construction of Phase 2.

Levee Amenities: Koehler relayed the information she had received on pricing for benches and trash receptacles. Martin moved to buy benches and trash receptacles up to an amount not to exceed \$50,000. Bernard seconded and the motion passed.

Fountain Creek Report: O'Hara said that Colorado Springs is continuing work on a water quality study and updating their Drainage Criteria Manual.

FEMA Arkansas River Levee Certification: Cuppy reported that the documents have all been compiled. Kim Kock is finalizing the report and expects to get the documents submitted to FEMA next week. Banner requested a copy of the submittal so that he can provide it to CWCB.

'21 Celebration: Bernard presented a draft of the invitation and requested comments. Koehler said that she had signed a contract for sound effects at the end of the dedication ceremony. She said that she has commitments from Historic Pueblo, the Downtown Pueblo Association, Jerry Martin and Barb Bernard to provide volunteer assistance. She passed out a signup sheet for various needs and requested Board members to sign and commit to the areas where they would be willing and able to help. Koehler is in constant contact with the Health Department and is working with them on the Covid precaution requirements for us to hold the dedication and celebration event. She said that this will be at the top of the agenda for the April meeting.

Old Business:

HARP Diversion – Kidd said that he and Cuppy had discussed having a contractor other than Swerdfeger price to do this work. They agreed that this is not feasible at this time due to the space constraints of the work Swerdfeger is doing. Cuppy had also pointed out that Swerdfeger currently holds all of the necessary permits, agreements, and insurance necessary and these would be added costs to another contractor's bid. Koehler said that Seth Clayton, the Board of Water Works Executive Director, told her that Water Works may help out on some of the costs but that HARP is not in a position to provide any financial support. Kidd said that he, Thurston and Bell had me onsite and discussed the project more. Thurston reported back that they may be able to do the project at a budget of \$117,000 on a time and materials basis. It may be a little more or it may be a little less. Kidd says that he feels Swerdfeger has been very realistic and accommodating on work and pricing for the past phases of the Levee and that he has had the same experience with them on a current project in Canon City. Willumstad moved to approve K.R. Swerdfeger to do the work and a cost of not to exceed \$117,000 and Cordova seconded. The motion passed with Martin opposed. Kidd said that he would notify Thurston.

Excess Properties – Banner said that Koehler signed the Wark deed today and that John Wark is scheduled to bring a certified check into Banner’s office tomorrow.

New Business:

Deletion of Exempt Properties – Banner reminded the Board that he had previously sent them a listing of the subject properties. He said that from time to time the treasurer has changes in the status of properties that result in them no longer being on the tax rolls. Example would be the Wells Fargo building now that it is purchased by the County. The Treasurer asks the PCD to acknowledge that these properties are also not liable for the Maintenance Fund Assessment. He said that the last time we did this was a couple of years ago. The sum of the assessment on these properties would be \$1783.26. Martin moved to remove the properties from the assessment schedule and Cordova seconded. The motion passed.

City Levee Trail IGA - Banner said that he has been working with the City to update their trail IGA agreement.

Other Business:

None

There being no further business the meeting was adjourned at 12:02 pm.

APPROVED:

Corinne Koehler, President

Ron Serna, Secretary