

MINUTES OF THE JULY 22, 2020 REGULAR MEETING
OF THE PUEBLO CONSERVANCY DISTRICT

Directors Present: Barbara Bernard, Matt Cordova, Corinne Koehler, Donna Phillips, Ron Serna, Paul Willumstad and Dennis Maroney

Also Present: Attorney Don Banner
Administrator Rick Kidd

Guests: Mike Cuppy, NorthStar Engineering

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

Minutes: A quorum being present, the Minutes of the June 24, 2020 meeting were reviewed. Willumstad moved to approve the minutes and Serna seconded. The motion was approved.

Public Forum: No one was present.

Treasurer's Report: The financial documents presented by the District's accountants and the bills presented for payment were reviewed by the Directors. Maroney moved to approve the accountant compilation report. In discussion a concern was raised about the wording of the 2nd and 3rd paragraphs stating that management has omitted certain disclosures, etc. Kidd is to discuss these paragraphs with the accountant and find out if there is something more that we should be doing. Cordova seconded approval of the report and the motion passed.

Kidd said that the bills this month include paying Spaccamonti for the demolition and disposal of the Moffat Street buildings, Swerdfeger primarily for completion work on the maintenance access road, Banner's 2nd quarter billing, and then the normal for Kidd and NorthStar Engineering. Kidd reported that the Maintenance Fund Assessment income year to date is \$1.86M and the budget is \$1.8M. Willumstad moved to pay the bills and Bernard seconded. The motion passed.

The following bills were posted for review and approval:

BSJ Operations and Maintenance Account:

\$ 475.00	MGPM, Monthly Accountant fees
\$ 500.00	B&B, Attorney Fees
\$ 1,523.21	B&B, 2 nd Qtr billings for the mural project, water case for HARP review, railroad, Moffat buildings, etc.
\$ 1,800.00	Kidd Engineering, Administrator/Engineer fees
\$ 330.00	Kidd Engineering, Moffat/Lansing building demo
\$ 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
\$ 6,000.00	Spaccamonti Excavating, Moffat/Lansing Buildings demo

BSJ Construction Draw Account:

\$ 1,072.50	Kidd Engineering, June 20 through July 17, 2020 Phase 6 CA/CO and meetings
\$ 165.00	Kidd Engineering, Arkansas River Levee City/PCD IGA
\$ 8,098.00	NorthStar Engineering, Phase 6 Construction administration, staking, testing, etc. and reimbursable expenses June 20 through July 17, 2020
\$ 1,390.00	NorthStar Engineering, Task D – Engineering Design Services, Permitting and Regulatory Approval
\$170,078.90	KR Swerdfeger, Phase 6 Levee Pay Request No. 8
\$ 1,251.03	B&B, 2nde Qtr billings – UP Railroad

BSJ Reserve Account:

\$ 12,428.21	Pueblo Conservancy District – Transfer to Operating Account
\$ 182,055.43	Pueblo Conservancy District – Transfer to Draw Account

BSJ Bond Loan Account:

\$ 0.00	Pueblo Conservancy District – Transfer to Draw Account
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President's Report: Koehler reported that approval of the three City appointees to the Board is on the agenda for the Council meeting next Monday.

Administrator's Report: Kidd reported that the demolition of the buildings at Moffat Street had been completed. In the course of this work, a neighbor requested the Spaccamonti equipment operator to take out some additional trees. This was not in the scope of their work but he unknowingly took them out. The project manager said that this resulted in five additional loads of debris that had to be hauled off. This was their error and they are not charging the District for this. Kidd said that the accountants are working on the audit and hope to have a preliminary draft to provide to the Board by the July meeting. The Bird Observatory is doing their annual bird count and requested approval to count birds on District land. Kidd said that he signed the approval.

Recreation Committee Report: Mike Cuppy reported that Bridge Brothers expect to have 50% complete drawings submitted for review in a week or two. They are also providing a three dimensional rendering. NorthStar is continuing to work with Swerdfeger on pricing as more information on the bridges comes in. The committee will mee again after they have received and

reviewed the drawings. Bridge Brothers has started working on the second bridge but will not be progressing too far until the first bridge concept is approved by the City.

Excess Properties: Phillips said that Tony Greer had to be in Canon City this morning. Kidd is to put this discussion on the agenda for the next meeting.

Railroad: Banner said that he had received a reply back stating that due to Covid they cannot provide a response back at this time.

Arkansas River Levee: Cuppy presented proposed change orders that had been tabled at the June meeting.

1. Fencing on the land side of the Levee from 11th Street to the railroad fuel storage tank. The amount is \$232,900. Willumstad moved to approve and Serna seconded. Kidd said that the fencing would provide a level of safety for someone potentially falling down the embankment slope and to the railroad access road. Banner said that there is some element of liability and he recommends the fencing. The motion passed
2. Approximately 38-feet of 4 foot high chain link fencing and a 12-foot gate just upstream of the railroad bridge. The amount is \$1955. Kidd said that it would help control problematic vehicle traffic if the public got onto the Levee. He felt there were some options to make this a little cheaper. Maroney moved to approve the fencing at a cost not-to-exceed \$2000. Willumstad seconded the motion and it passed.
3. Installing 415-feet of 6 foot high chain link fence along the railroad fuel tank site. The quoted cost is \$11,931.25. Kidd said that the Railroad originally told us that this fence would not have to be replaced when it was removed for lowering the Levee. Now they have decided that they want us to put it back up. The existing fuel tank is already within a fence and this fencing would only serve to fence along an unused containment spill pond. If the Railroad was real concerned about access they could close a gate that they have to the north. Banner suggested that we hold off on approval of this fencing at this time. Willumstad moved to table it for six months and Maroney seconded. The motion to table passed.

Pueblo Housing Authority Request for Maintenance Fund Assessment Waiver: The Housing Authority sent a letter requesting the District to waive the maintenance fund assessment on the property of the Uplands Townhomes development for low income housing. Banner and Kochler said that there had been a real flurry of emails and phone calls with respect to this request. Banner said that he reviewed the LLLP documents and that the Housing Authority has only a very minimal partnership interest in the project. Willumstad moved to deny the request and Maroney seconded. The motion to deny passed.

Fountain Creek Report: None.

Art Committee Report: None.

Levee Tour: Willumstad moved to table this due to current Covid restrictions. The motion to table was approved.

There being no further business the meeting was adjourned at 11:40 am.

APPROVED:

Corinne Koehler, President

Ron Serna, Secretary

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