

Andrus Property

Pre-Proposal Meeting – Thursday, February 8th



Meeting Summary

The City of Boulder’s Open Space and Mountain Parks (OSMP) Andrus Property pre-proposal meeting began at 1:00 p.m.

Andy Pelster described the property acreage and geographic boundaries of both Andrus fields. He also reviewed the irrigation water rights for the Andrus property. Property management goals were cited, and attendees were directed to review primary and secondary goals in the Invitation for Proposal. Andy stated dates and times for clarifying questions, proposal due dates, including how to submit clarifying questions and options for submitting proposals. Andy discussed criteria for selection and referred participants to the Agricultural Land Use Assignment Guidelines for more in-depth descriptions and weighted values for individual criterion. Estimated selection date and appeal procedures were described to participants. Andy and staff described recent and historical management and infrastructure improvements on the property. The department’s prairie dog management program was described and discussed with attendees.

Meeting Attendees:

Keith Bateman

Robert Ukeiley

Fred Hoffman (Creamline Co.)

Andy Pelster (OSMP)

Brian Walton (OSMP)

Andre Houssney (Jacob Springs Farm)

Andy Breiter (Grama Grass and Livestock)

Lauren Kolb (OSMP)

Eric Fairlee (OSMP)



Clarifying Questions and Answers

What livestock stock water options are available?

Irrigation laterals supply stock water in the Andrus south field. The North Boulder Farmers and Boulder and Lefthand Ditches are the stock water sources in the Andrus north field.

Is access available across the mesa for moving livestock between agricultural fields?

Not currently, gates and infrastructure are not set up for movement across the mesa. Ditch depth and steep ditch bank grades may also be a barrier to efficient livestock movement.

What is the percentage of the north Andrus field that is occupied by prairie dogs?

Recent colony mapping shows that prairie dogs occupy approximately 50% of the northern Andrus field. However, prairie dog densities within the 22-acre lease area are generally low. Irrigation, vegetation management, and grazing practices have helped maintain low numbers of prairie dogs in

the irrigable area. Un-irrigated acres of the field north of the wetland and drainage are more heavily occupied.

Is there specific timing required in the north field prescriptive grazing area?

Spring grazing has provided the best success for managing invasives and managing wetland vegetation. Multiple grazing events could be considered, depending upon annual forage availability.

What type of irrigation infrastructure exists?

All irrigation is completed by flood irrigation methods. Gheen valves and gated pipe in both the north and south fields are used to facilitate flood irrigation. Short sets no longer than 8 hours, will be required in the north field to prevent flooding of properties east of 63rd Street.

Does sub irrigation support the property?

The north field sub-irrigates which supports wetland vegetation. Wetland vegetation in the south field is primarily supported from drainage systems to the west of the property.

What fencing is being installed along the south boundary of the south agricultural field?

OSMP's standard 6-Strand High Tensile fence is being installed. Fencing infrastructure installation will likely be completed before a new agricultural lease is finalized.

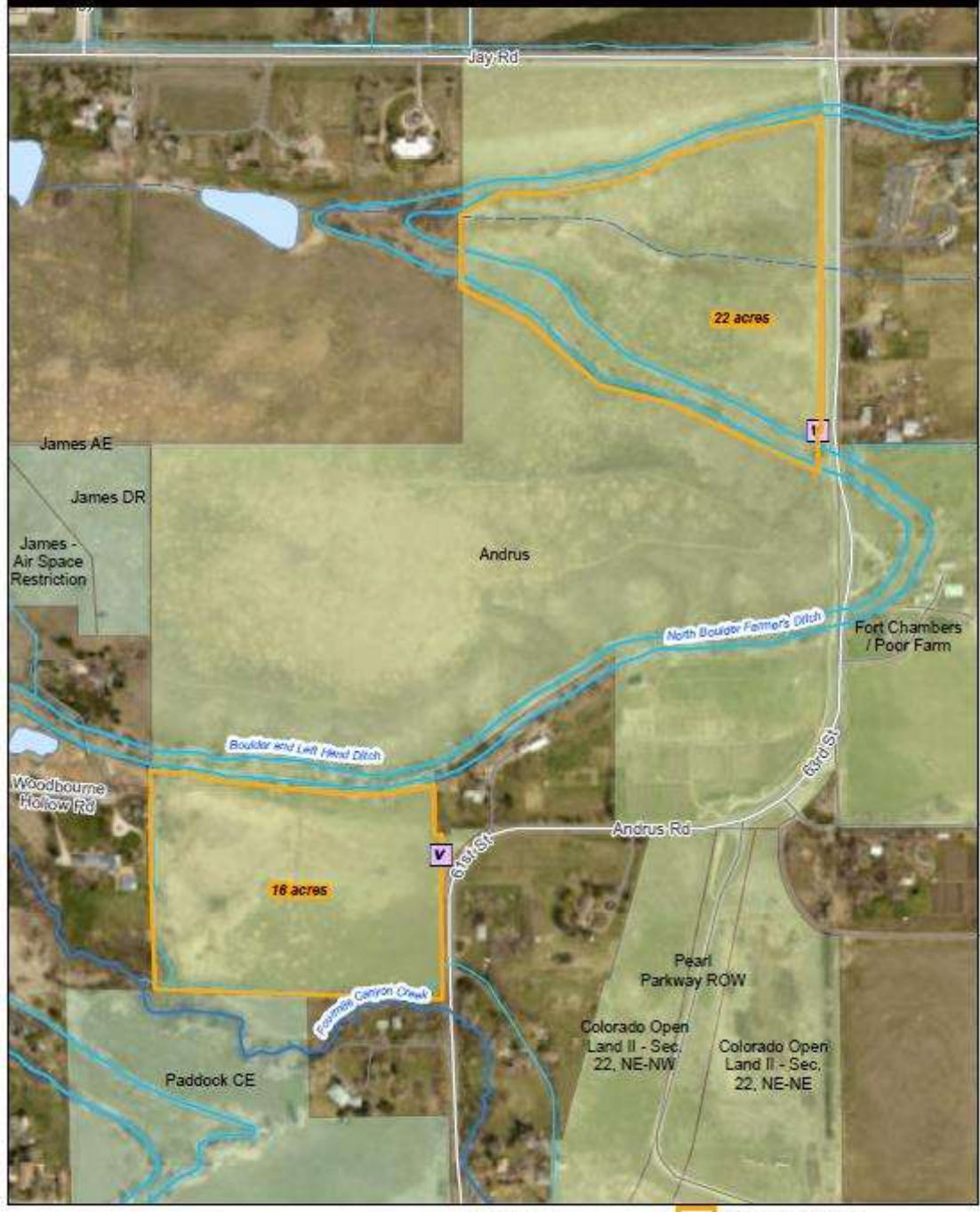
What is the size of the gated irrigation pipe?

10 inch.

Could access points be added to property maps?

Please see the map on the following page identifying vehicle gates.

City of Boulder Open Space & Mountain Parks



OSMP Land Interest Type

-  OSMP Fee Ownership
-  Andrus Agricultural Fields
-  Street
-  Main Ditch
-  Vehicle Gate