

## Straty-Cline Pre-Proposal Meeting on March 2, 2021

Meeting Started at 10:03am

Andy Pelster described the property boundaries and irrigation water rights to meeting attendees. He also briefly reviewed the property management goals and referred attendees to the Agricultural Resources Management Plan for more information. Andy stated the dates and times for clarifying questions, proposal due dates and the estimated selection date. Andy discussed the weighted criteria for selection and referred participants to the Agricultural Land Use Assignment Guidelines for more in-depth descriptions of individual criterion. Appeal procedures were described for meeting participants. Andy and staff answered questions that were posed by meeting participants. Attendees were invited walk the property to review property conditions. The last meeting attendees left the property at approximately 11:30 a.m.

After further consideration, Haying will be an accepted use for the Straty-Cline property for \$25-\$50/acre. An updated *Invitation for Proposals* will be added to the website.

### **Clarifying questions and answers:**

Has any fencing been redone on the property?

- Fencing on the south and east side have recently been refurbished, the perimeter fences of the property are generally in good shape. The wires on the east fence line along 61<sup>st</sup> St. will be taken down and rehung near the tree stumps that will be removed by Boulder County.

Are there any water rights for the south end of the property?

- The 96 shares of North Boulder Farmers Ditch can only be used north of the central access road. OSMP will evaluate the allocation of its North Boulder Farmers ownership and determine if there are shares that can be allocated to the area.

Are there any plans for Prairie Dog mitigation on the property?

- No, this is a co-exist scenario. There are a few small colonies on the property, but good irrigation and grazing management should allow agricultural to co-exist with the prairie dogs on the property.

Who else has access to the property?

- The operators of the water treatment facility have an access easement and two track road to gain access to the treatment facility.
- There is also an emergency access road bisecting property.
- The property is open to the public with the ability to close it to the public under certain circumstances.

What is the status of the bike path project?

- Trail construction through this property is on hold for the foreseeable future.

Are visitors allowed to have dogs on the property?

- This property allows visitors to have dogs under voice and sight control.

Is temporary/electric fence allowed across the access road?

- This can be accommodated with clear and sufficient signage.

Is the road open to the public for vehicle access?

- The main access road can be used by authorized people only including city staff, the agricultural tenant, and emergency vehicles. The public is allowed to park at the entrance and walk to the pond for fishing. Boulder Creek is closed to the public.

What are the vertical PVC pipes on the property?

- Staff believes they are ground water monitoring wells.

Are the gates on the property locked?

- Yes, they are all locked, the tenant will be given the key. OSMP staff will provide signs informing neighbors that there are livestock on the property and asking that gates remain closed and locked.

Condition of irrigation infrastructure?

- Irrigation infrastructure is in decent shape. OSMP will work with tenant on some minor brush clearing and cleanup as needed.

Will it just be flood irrigation?

- Yes

Where are the access points?

- The main access points are located off 61<sup>st</sup> St. on the north and south ends of the property.

Are other livestock besides cattle acceptable?

- Yes, OSMP is open to use of other livestock. The lease includes animal unit equivalent information.

Is there any shelter on the property?

- There is a loafing shed on the northeast portion of the property. OSMP is open to moveable shelters, however the placement will need to comply with flight path restrictions.

Is hunting allowed?

- No hunting is allowed on OSMP land.

Are there any endangered species on the property?

- No, however, Boulder Creek is potential habitat for the threatened Preble's meadow jumping mouse. The habitat is shown on the attached map.

Is pumping out the water gap allowed?

- Arapahoe Pit (Pit D) has a court approved augmentation plan to replace evaporative ground water losses in Boulder Creek. Pumping livestock water from the lake is not included in the augmentation plan, therefore will not be allowed.

Can you haul water?

- Yes, the tenant can haul water at their own expense.

Is OSMP open to additional fencing?

- Yes, additional fencing can be constructed. Fencing expenses or cost sharing will be guided by the signed lease agreement.

Is it allowed to introduce wild turkey or pheasant on the property?

- No, this is prohibited.

Is the homeless population in the area an issue?

- Staff is not aware of any issues on the property. OSMP Rangers have an on-going program to monitor homeless population use of OSMP lands.

Is the east portion of the property generally wet or a wetland?

- The eastern portion of the property is sub-irrigated and supports some wetland vegetation. It is likely that irrigation on the property enhances this condition.

Is the pond part of the lease?

- No, only the water gap will be part of this lease.

With this property having public access, who is liable if livestock injure a person?

- The tenant accepts all liability as a result of the agricultural operations on the property.

Does the pond maintain a good level year-round?

- Yes, the pond level stays consistent for the majority of the year.

Are there any weeds that the City is actively managing with pesticides on this parcel?

- OSMP records indicate that Cut stump herbicide applications were made to Russian olive stumps after removal in 2014 and 2018.

Is there any information on the water quality in the pond relative to the water treatment facility?

- OSMP does not conduct any water quality testing in the pond.

Please advise whether certain areas of the property can be designated as closed for public access.

- OSMP does have the authority to designate areas as closed for public access if we believe public access interferes with achieving property management objectives. In the past, agricultural producers have been required to demonstrate that public access is causing crop damage before OSMP implemented any property closures.

How many animal units does the Department believe are sustainable on the property?

- Past leases have allowed the harvest of approximately 40 animal unit months of forage. The number of animal units allowed would depend on the grazing period that is being proposed. For example, 40 cows could graze the property for approximately one month and 10 cows could graze the property for four months and be in compliance with a 40 animal unit month harvest limit. Productivity of the property will vary widely depending on how well the selected tenant irrigates the property and the grazing system that is implemented.

Are the wetlands to be maintained on or adjacent to the leased property and is animal grazing in the wetlands permissible for the purposes of establishing baseline conditions?

- The wetlands of concern are located on the property that is being advertised for leasing. Grazing will be allowed in the wetland areas and will be managed according to the stewardship plan that is established between the selected tenant and OSMP.

Please indicate the Department's view regarding the status and amount of any wetlands on the property. Is it substantially degraded, moderately degraded or not degraded?

- I have included a map that indicates depicts the wetlands on the property. OSMP has no formal monitoring of all mapped wetlands on our property. I am not aware of any data specific to the wetlands on the Straty-Cline property.

What is the source of water for the small pond and the upland portions of the property?

- Natural run-off and irrigation tailwater from the hillside west of the small pond are the likely water sources for the pond. The upland portion of the property are irrigated via North Boulder Farmers Ditch. Stock water is provided by a water gap into Arapahoe Pit (Pit D) or by allowing stock to access ditch water diverted into the laterals on the property.

Is camping permitted on the property and will any prohibition be enforced?

- Camping is not allowed on OSMP property. All city ordinance or OSMP rule violations are enforced on OSMP property within the capacity of staff dedicated to law enforcement.

Do public have access to the entire property or only the access road to the adjacent ponds and is public access to the property to comparable leased areas?

- The entire Straty-Cline property is open to the public. Most lease areas on OSMP lands are open to the public. There are some lease areas that are closed pending on-going management planning or areas that have more restrictive visitor use of dog regulations.

Can the public access road be excluded from the lease?

- The access road along Boulder Creek from 61<sup>st</sup> St. to Arapahoe Pit (Pit D) is not part of the lease areas, however, is the preferred access road the selected tenant should use to access the property. The emergency access road that bisects the property will be included in the lease area.

Are there any limits to temporary grazing for property improvement?

- The lease will establish an animal unit month grazing limit on the property. This limit can be modified if monitoring results indicate that on-going management has increased the carrying capacity of the property.

Are there any existing data on soil quality, cover crops or other relevant information?

- Soil health data will be collected by OSMP during the first year of the lease. Ag staff are not aware of other relevant data collection efforts that have taken place on the area that will be leased.

Are there forest management practices in effect at the site?

- OSMP has removed invasive Russian olive trees from the property. Hazard trees or limbs may be removed if necessary.

What is the time frame from the March 25<sup>th</sup> assignment date between signing the lease and the successful proposer taking possession of the property? Is the time frame on the Seigle property similar?

- Interested parties will have five days to appeal OSMP's assignment decision. OSMP has 30 days to address any appeal that is filed. Absent an appeal, final lease negotiations, signing and documentation can be expected to require approximately 30 days after the assignment. The time frame between OSMP assignment and final lease negotiations is typically very similar for each property offered if the decision has not been appealed.

Who is responsible for the trash / debris removal near the loafing shed and downed branches obstructing the northeast entry driveway?

- OSMP will be responsible for the removal of this debris. The selected tenant will be responsible for any trash and debris removal as a result of their agricultural operations.

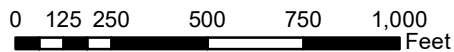
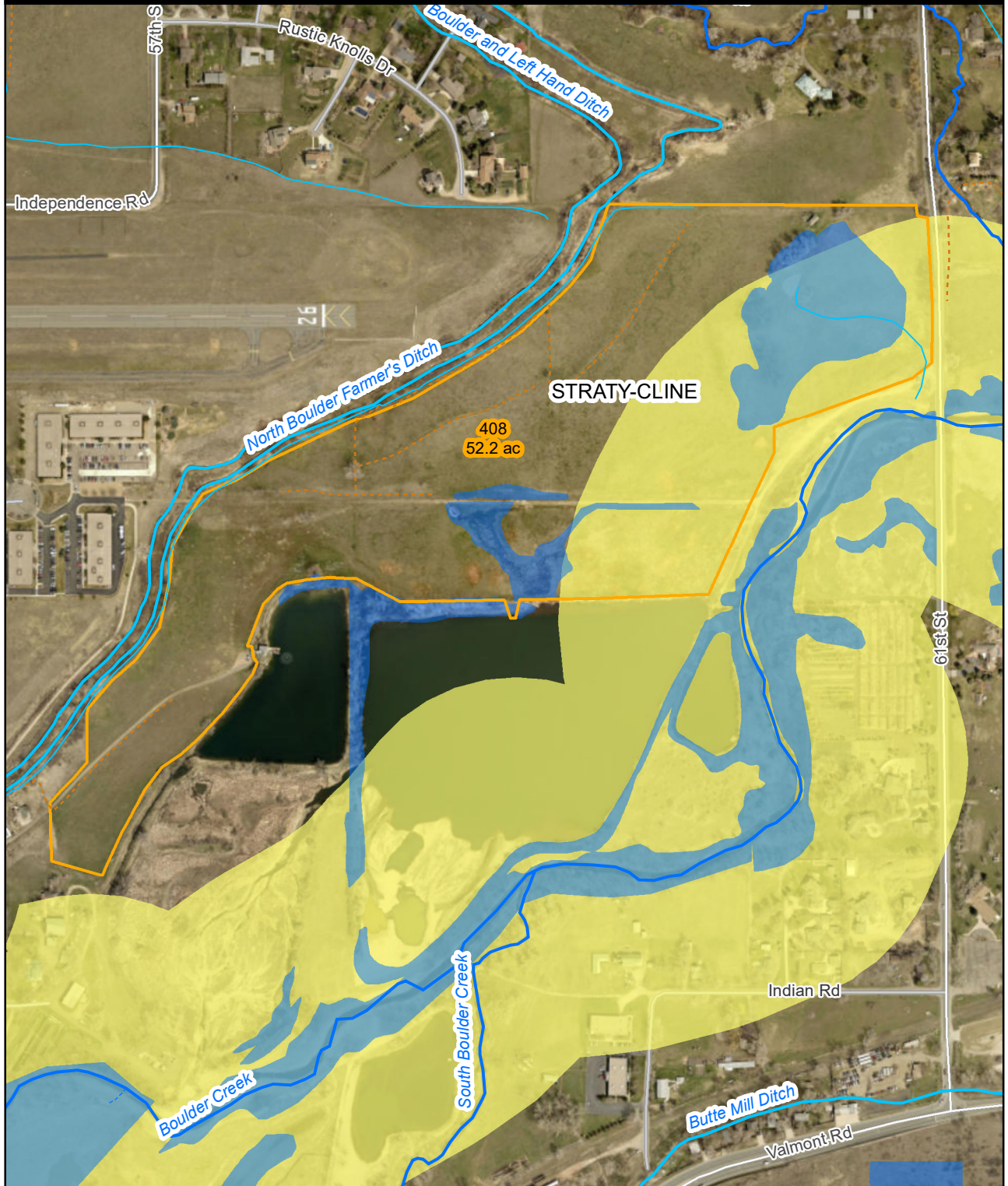
Historic productivity of the property:

It has primarily been used for cattle grazing. The previous tenant grazed 30 to 40 Animal Units for 6 weeks to 2 months.

The associated water rights provide approximately 0.9 acre/foot per share.



# City of Boulder Open Space & Mountain Parks



- Agricultural Field
- Perennial Stream
- Main Ditch
- Field Lateral
- Highway
- Street
- OSMP Mapped Wetland Vegetation
- Preble's Conservation Zones