

Colorado Open Land Property

Pre-Proposal Meeting - Friday February 4th



Meeting Summary

The meeting started at 10:30 a.m. After participants and staff introduced themselves, Ag and Water Stewardship Senior Manager Andy Pelster reviewed the information in the Invitation for Proposal packet. He highlighted the department's management goals for the property that were drawn from the Agricultural Resources Management Plan and encouraged attendees to read the document for more information. He indicated that proposals should demonstrate how the operation will meet these management goals. He described the extent of the lease area, which is the seven acres on the west side of the property between the private property and the new multiuse path. Because no livestock water is present on the property, Andy stated that proposals should address how livestock water will be provided in their proposals. He reviewed the timelines for the bid process, including deadlines for clarifying questions and responses and proposal due date and the estimated selection date. Andy discussed the weighted criteria for proposal review and referred participants to the Agricultural Land Use Assignment Guidelines on the website for more detailed information regarding the individual criterion. He noted the page limit for proposals is 8 pages, including the signature sheet. Appeal procedures were also described for meeting participants. He indicated that lease rates were tied to agricultural use intensity and that a three-year lease agreement would be the initial lease for the selected proposal. Andy and staff answered questions from participants and the meeting concluded at 11:10 am.



Clarifying Questions and Answers

Are staff present the ones that are judging the proposals?

Yes, with one additional staff member who is not present today.

Will there be weed mitigation related to bike path installation?

There may be ongoing restoration and vegetation management activities related to the construction of the multiuse path, however any pesticide applications will be publicly noticed.

Is the tenant responsible for thistle management?

Yes, the tenant is responsible for thistle and any other noxious weed management. Staff can advise the tenant on best management practices for individual species.

What is being done with the vacant prairie dog burrows?

Staff will work with the selected tenant to scrape burrows and reseed disturbed areas.

The fencing needs some attention. When will that happen?

The department will be completing the south boundary fence and addressing any maintenance concerns along the remainder of the boundary fence. After this work is completed, the tenant will be responsible for fence maintenance.

Who would pay for cross fencing?

The tenant is responsible for the cost of any fencing that is not required by owner.

Can we use private shares of North Boulder Farmers water on the property?

Staff are open to irrigation water being applied to the property, if it is in the service area of North Boulder Farmers ditch. More ground truthing by water resources staff will be required to confirm that this is feasible and appropriate.

Are livestock guardian dogs allowed?

Proposers should indicate their desire to have livestock guardian dogs in their proposal. Given the proximity to Boulder Creek, there are abundant predators in the area and the department will not be conducting any predator control. The proximity of the multiuse path also presents a hazard if the livestock dogs are not trained well or if they have a propensity to leave the property. Staff will review the request and determine if it is appropriate in the landscape context of the property.