

**Two-Year Projection of Cash Need**  
**University of Colorado at Colorado Springs**  
**Wednesday, August 31, 2016**

**SUGGESTED MOTION:**

*Approve the new project listed on the University of Colorado at Colorado Springs two-year projection of cash need.*

**New Project List, Requires Approval**

Project Name	LEED Certification	Amount	Fund Source
<b><i>Indoor Practice Field and Baseball Diamond</i></b> 2018-005	N/A	\$12,000,000	CF
<p>The project constructs a 45,904-GSF indoor track and field facility and adjacent baseball diamond on the North Nevada Avenue side of campus to provide practice space for the university's growing track and field team, as well as other teams, and a home for the new baseball team. The indoor facility will also be used for campus recreation and rented out for community events. The university says its sports teams currently rent practice space at area high schools, which limits the number of practice hours. The baseball diamond portion of the project is optional, and will be funded if sufficient funding is available, resulting in an overall cost savings of about \$0.5 million when compared to constructing the two facilities separately.</p> <p>The source of cash funds for the project is cash on hand, gifts, and bonds to be repayed with the proceeds from a recently passed student athletic fee increase. The athletic fee referendum increased the fee from \$4.85 to \$9.00 per credit hour, and allowed for use of the fee for long-term debt in support of facilities.</p>			
<b><i>Date Authorized Until:</i></b>	<b><i>TBD</i></b>		

**Subtotal: New Project List, Requires Approval**

**\$12,000,000**

**Grand Total, All Projects:**

**\$12,000,000**

# August 31, 2016 -- Property Transaction Proposal

## Colorado Parks and Wildlife

### *Pot Creek State Wildlife Area Perpetual Public Access Easement*

Moffat County

1,742 acres

About 2 miles northwest of Dinosaur National Monument

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Section 33-1-105 (3)(a), C.R.S. states:

In the event that the [Parks and Wildlife] Commission plans to acquire the fee title to any real property or to acquire an easement for a period to exceed 25 years or at a cost to exceed \$100,000 or to enter into any lease agreement for the use of real property for a period to exceed 25 years or at a cost to exceed \$100,000, or to sell or otherwise dispose of the fee title to any real property which has a market value in excess of \$100,000, the Commission shall first submit a report to the Capital Development Committee [CDC] which outlines the anticipated use of the real property, the maintenance costs related to the property, the current value of the property, any conditions or limitations which may restrict the use of the property, and, in the event real property is acquired, the potential liability to the state which will result from such acquisition. The CDC shall review the reports submitted by the Commission and make recommendations to the Commission concerning the proposed land transaction within 30 days from the day on which the report is received. The Commission shall not complete such transactions without considering the recommendations of the CDC, if such recommendations are timely made.

**The required report is attached. CDC staff questions about the report are listed below.**

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#### **Action Required**

Recommend support for the acquisition of a perpetual public access easement for the Pot Creek State Wildlife Area property (\$82,450 CF for 1,742 acres).

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#### **CDC Staff Notes**

1. How much of the \$82,450 will be used to acquire the perpetual public access easement by CPW and how much of it will be used to fund the conservation easement to be held by the Rocky Mountain Elk Foundation?

The entire \$82,450 will be used by CPW to acquire the access easement which has an appraised value of \$150,000. CPW will provide an additional \$817,000 toward the conservation easement which has an appraised value of \$1,269,000. This is the only funding going for the conservation easement. Rocky Mountain Elk Foundation is not contributing funding for the conservation easement.

# Capital Development Committee

## August, 2016—Property Transaction Proposal

### Department of Natural Resources Division of Parks and Wildlife

<b>Action Required</b>	Pursuant to C.R.S. 33-1-105(3)(a) and C.R.S. 33-10-107(2) recommend to the Colorado Parks and Wildlife Commission support for the Division of Parks and Wildlife’s proposal to acquire a perpetual public access easement.
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<b>General Information</b>	
Name	Pot Creek SWA
Number of acres	1742
Location	Approximately 30 miles NE of Vernal, UT
County	Moffat

<b>Costs / Source of Funding</b>			
Purchase Price	\$82,450	Funding Source	Cash Funds, from Habitat Stamp Revenues which are earmarked for the benefit of wildlife habitat or access to wildlife habitat, pursuant to C.R.S. 33-4-102.7
Habitat Stamp	<i>Spending authority has already been approved for this project in the Long Bill.</i>		
	Fiscal Year	2015-16	
	Line Item	Land and Water Acquisitions	
	Appropriation	\$5,500,000	
	Remaining Unexpended Balance	\$5,023,799	
Annual Monitoring and Operation Costs	\$340	Funding for the monitoring and operation costs of the property will come from Wildlife Operations Line Item under the Division Operations Group in the Long Bill.	
Development Costs	\$250 for signs	Funding for the development costs will come from Wildlife Operations Line Item under the Division Operations Group in the Long Bill.	

### Summary of Proposal:

Colorado Parks and Wildlife will acquire a perpetual public Access Easement for big game hunting and partially fund a perpetual Conservation Easement (to be held by the Rocky Mountain Elk Foundation) on approximately 1742 acres in Moffat County.

The landowners purchased a majority of the property in 2000 and the remainder in 2012.

The property is currently used for livestock grazing and big game hunting. Those uses will continue in the future.

According to a review of the first map referenced below, the Property lies outside the scope of regions of known or potential geothermal resources. Also, according to a review of the second map referenced below, the Property lies outside the Central Solar Power and the Wind Resource Generation Development areas.

Geothermal: November, 2003 US Department of Energy, Office of Energy Efficiency and Renewable Energy, Geothermal Technologies Program.

Wind and Solar: A map entitled “SB07-91 Renewable Resource Generation Development Areas” from “Renewable Energy Development Structure,” a report of the Colorado Governor’s Energy Office dated December 2009.

Mineral Interest Ownership:

According to the title commitment, some of the minerals were reserved by the United States of America in the original patents, but some are held by the landowner and other private individuals. The conservation easement will prohibit extraction of any minerals held by the landowner. Regarding the potential for mineral development, the Minerals Remoteness Letter determined, “the probability of surface mining at the Site is so remote as to be negligible. However the possibility exists for oil and/or gas exploration and extraction via methods other than surface mining at the Site.

Attachments:

- Map
- Concurrence letters



## COMMISSIONERS

May 17, 2016

Bill de Vergie  
Area Wildlife Manager  
PO Box 1181  
Meeker, CO. 81641

Bill de Vergie,

The Moffat County Commissioners thank you for the notice of the Bobcat Ranch, Pot Creek easement. While we have generally not weighed in regarding our opinion for or against easements on private property, recent complications regarding interstate transmission of power and pipelines have caused us to think deeper into our position. We will likely be asking for a 90 day notice in addition to added mineral right language in future proposals from you. While we acknowledge concerns that easements affect future development into perpetuity, the Moffat County Commissioners support a private landowner's ability to enter his own property into contracts that a landowner feels is to his benefit. Moffat County Commissioners acknowledge that the Colorado Parks and Wildlife have notified us of the Bobcat Ranch, Pot Creek easement, but we do not intend to weigh in on the appropriateness of the easement. We have studied the Bobcat Ranch easement and have found that none of the issues which we will be addressing in future policy apply to the Bobcat Ranch easement. However, we suspect future requests will require more discussion with us. Thank you for the opportunity to comment on this issue.

Sincerely,

Charles G. Grobe, Chairman  
District 2, Moffat County Commissioner

State Representative  
BOB RANKIN  
Colorado State Capitol  
200 East Colfax Avenue, Room 307  
Denver, Colorado 80203  
Office: 303-866-2949  
Email: bob.rankin.house@state.co.us



Member:  
Appropriations Committee  
Joint Budget Committee

**COLORADO**  
**HOUSE OF REPRESENTATIVES**  
STATE CAPITOL  
DENVER  
80203

April 26, 2016

Bill de Vergie  
Colorado Parks and Wildlife  
Meeker Service Center  
PO Box 1181  
Meeker, CO 81641

Re: Bobcat Ranch Access Easement with CPW

Dear Mr. deVergi:

The Colorado Parks and Wildlife and Bill Rogers, owner of the Bobcat Ranch are currently in negotiations concerning a perpetual Access Easement for limited hunting on approximately 1,742 acres in Moffat County. The CPW would agree to coordinate and oversee this Access Easement in perpetuity to allow limited public hunting access on this ranch in Moffat County, Colorado.

I concur/do not object with the Access Easement acquisition between the Colorado Parks and Wildlife and Bill Rogers, of the Bobcat Ranch.

Sincerely,

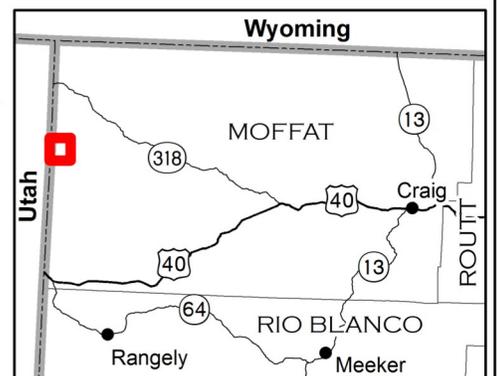
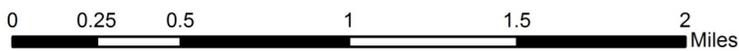
Bob Rankin  
State Representative  
House District 57

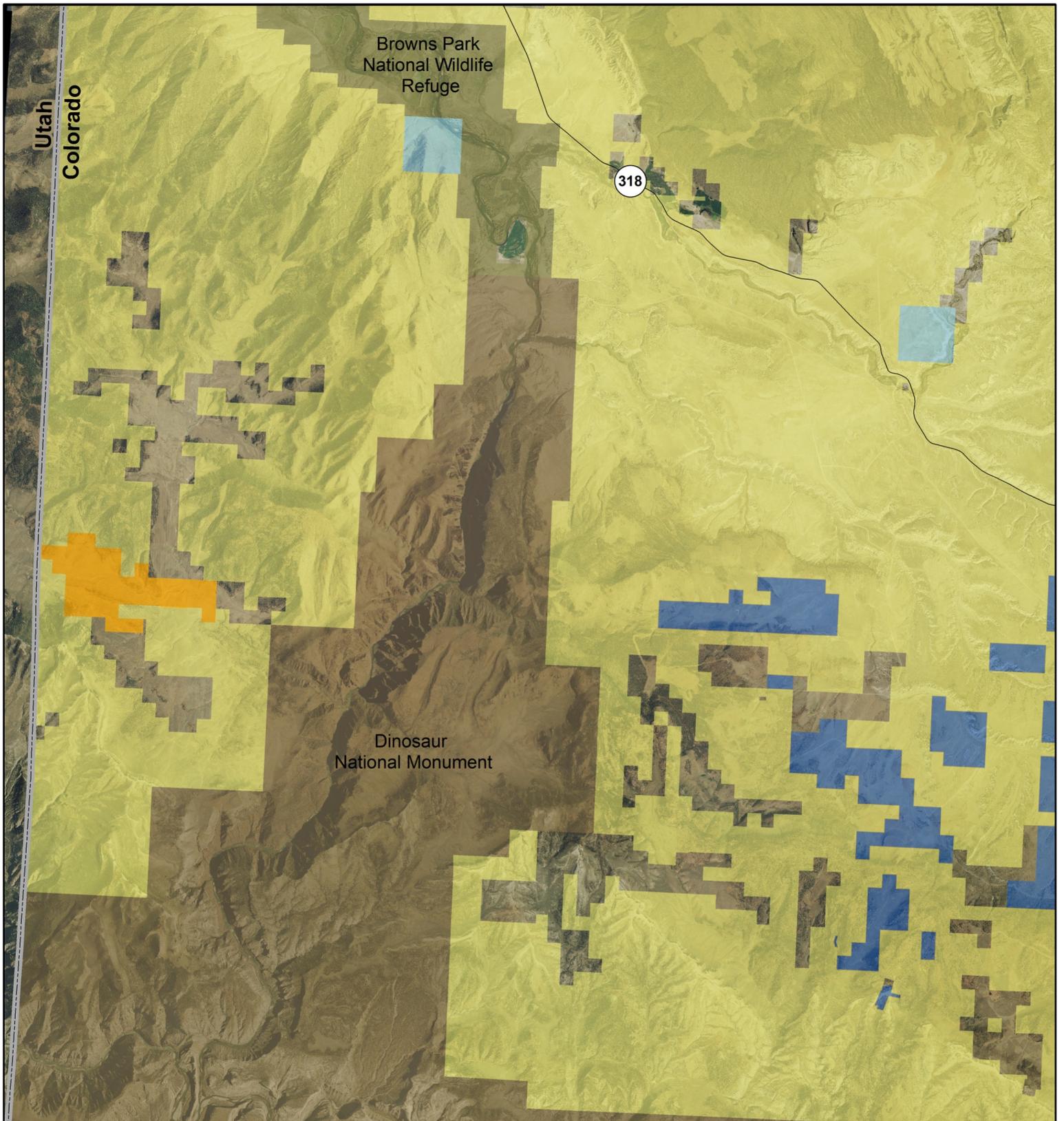


GIS Unit

## Pot Creek Access Easement 14-034-NW Moffat County

- Pot Creek Property Boundary
- Bureau of Land Management
- National Park Service

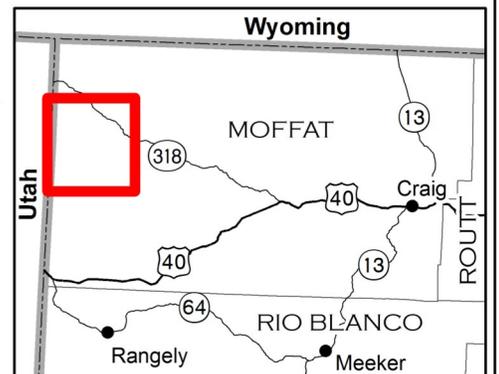




## Pot Creek Access Easement 14-034-NW Moffat County



- |   |   |
|---|---|
|  Pot Creek Property Boundary       |  Bureau of Land Management |
|  Raftopoulos Hunting Leases to CPW |  National Park Service     |
|  Other State                       |  Fish and Wildlife Service |



# August 31, 2016 -- Property Transaction Proposal

## Colorado Parks and Wildlife

### *Lazy V Quarter Circle Ranch Phase II Perpetual Public Access Easement*

Garfield County

320 acres

2 miles southwest of Glenwood Springs

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Section 33-1-105 (3)(a), C.R.S. states:

In the event that the [Parks and Wildlife] Commission plans to acquire the fee title to any real property or to acquire an easement for a period to exceed 25 years or at a cost to exceed \$100,000 or to enter into any lease agreement for the use of real property for a period to exceed 25 years or at a cost to exceed \$100,000, or to sell or otherwise dispose of the fee title to any real property which has a market value in excess of \$100,000, the Commission shall first submit a report to the Capital Development Committee [CDC] which outlines the anticipated use of the real property, the maintenance costs related to the property, the current value of the property, any conditions or limitations which may restrict the use of the property, and, in the event real property is acquired, the potential liability to the state which will result from such acquisition. The CDC shall review the reports submitted by the Commission and make recommendations to the Commission concerning the proposed land transaction within 30 days from the day on which the report is received. The Commission shall not complete such transactions without considering the recommendations of the CDC, if such recommendations are timely made.

**The required report is attached. CDC staff questions about the report are listed below.**

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#### **Action Required**

Recommend support for the acquisition of a perpetual public access easement for the Lazy V Quarter Circle Ranch Phase II property (\$400,000 CF for 320 acres).

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#### **CDC Staff Notes**

1. How much of the \$400,000 will be used to acquire the perpetual public access easement by CPW and how much of it will be used to fund the conservation easement to be held by the Aspen Valley Land Trust?

The entire \$400,000 will be used by CPW to acquire the access easement which has an appraised value of \$400,000. CPW will provide an additional \$90,000 toward the conservation easement which has an appraised value of \$650,000. This is the only funding going for the conservation easement. Aspen Valley Land Trust is not contributing funding for the conservation easement.

2. The proposal states that the property lies within the scope of regions of known or potential geothermal resources. Will the conservation easement prevent the development of geothermal resources?

The conservation easement allows for use of geothermal (and wind and solar energy) on the property which is limited so as to protect and preserve the conservation values in perpetuity, and to prevent any use of the property that is inconsistent with the preservation and protection of the conservation values. Commercial use and/or sale of renewable energy resources requires the approval of Aspen Valley Land Trust.

# Capital Development Committee

## August 31, 2016—Property Transaction Proposal

### Department of Natural Resources Division of Parks and Wildlife

<b>Action Required</b>	Pursuant to C.R.S. 33-1-105(3)(a) and C.R.S. 33-10-107(2) recommend to the Colorado Parks and Wildlife Commission support for the Division of Parks and Wildlife’s proposal to acquire a perpetual Public Access Easement.
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<b>General Information</b>	
Name	Lazy V Quarter Circle Ranch – Phase II
Number of acres	320
Location	Approximately two miles southwest of Glenwood Springs, seven miles by road.
County	Garfield

<b>Costs / Source of Funding</b>			
Purchase Price	\$400,000	Funding Source	Cash Funds, from Habitat Stamp Revenues which are earmarked for the benefit of wildlife habitat or access to wildlife habitat, pursuant to C.R.S. 33-4-102.7
Habitat Stamp	<i>Spending authority has already been approved for this project in the Long Bill.</i>		
	Fiscal Year	2015-16	
	Line Item	Land and Water Acquisitions	
	Appropriation	\$5,500,000	
	Remaining Unexpended Balance	\$5,023,799	
Annual Monitoring and Operation Costs	\$100	Funding for the monitoring and operation costs of the property will come from Wildlife Operations Line Item under the Division Operations Group in the Long Bill.	
Development Costs	\$500 for signs	Funding for the development costs will come from Wildlife Operations Line Item under the Division Operations Group in the Long Bill.	

**Summary of Proposal:**

CPW will acquire a perpetual public Access Easement and partially fund a perpetual Conservation Easement to be held by Aspen Valley Land Trust (AVLT) on 320 acres adjacent to the 320-acre Phase I project completed in February, 2014.

Current uses of the Property are seasonal cattle grazing, private hunting and hiking and a family cabin. Future uses will be the same as current uses, plus limited public access for big game hunting.

The Grantor's family purchased the Property in 1941.

According to a review of the first map referenced below, the Property lies within the scope of regions of known or potential geothermal resources. Also, according to a review of the second map referenced below, the Property lies outside the Central Solar Power and the Wind Resource Generation Development areas.

Geothermal: November, 2003 US Department of Energy, Office of Energy Efficiency and Renewable Energy, Geothermal Technologies Program.

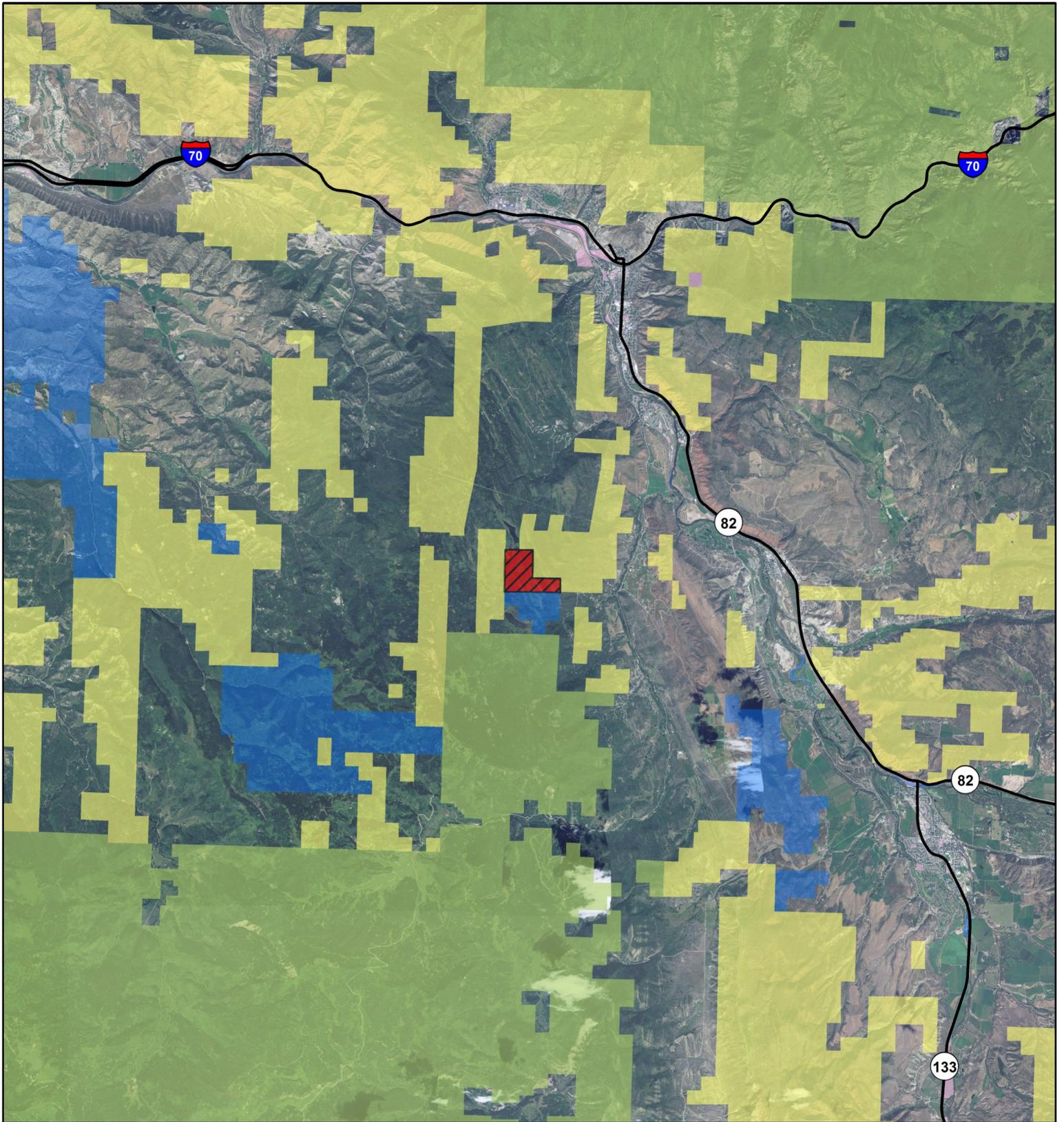
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Mineral Interest Ownership:

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Attachments:

- Maps
- Concurrence letters

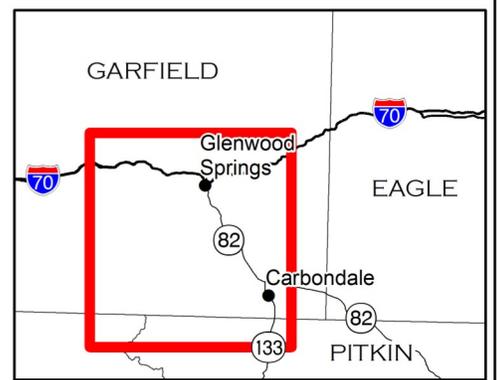
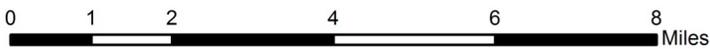


GIS Unit

# Lazy V Quarter Circle Ranch Phase II 14-033-NW Garfield County



- Lazy V Quarter Circle Ranch Phase II
- CPW Property and Easements
- US Forest Service
- Bureau of Land Management
- Local



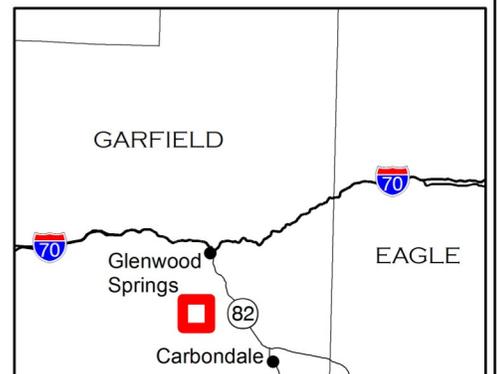


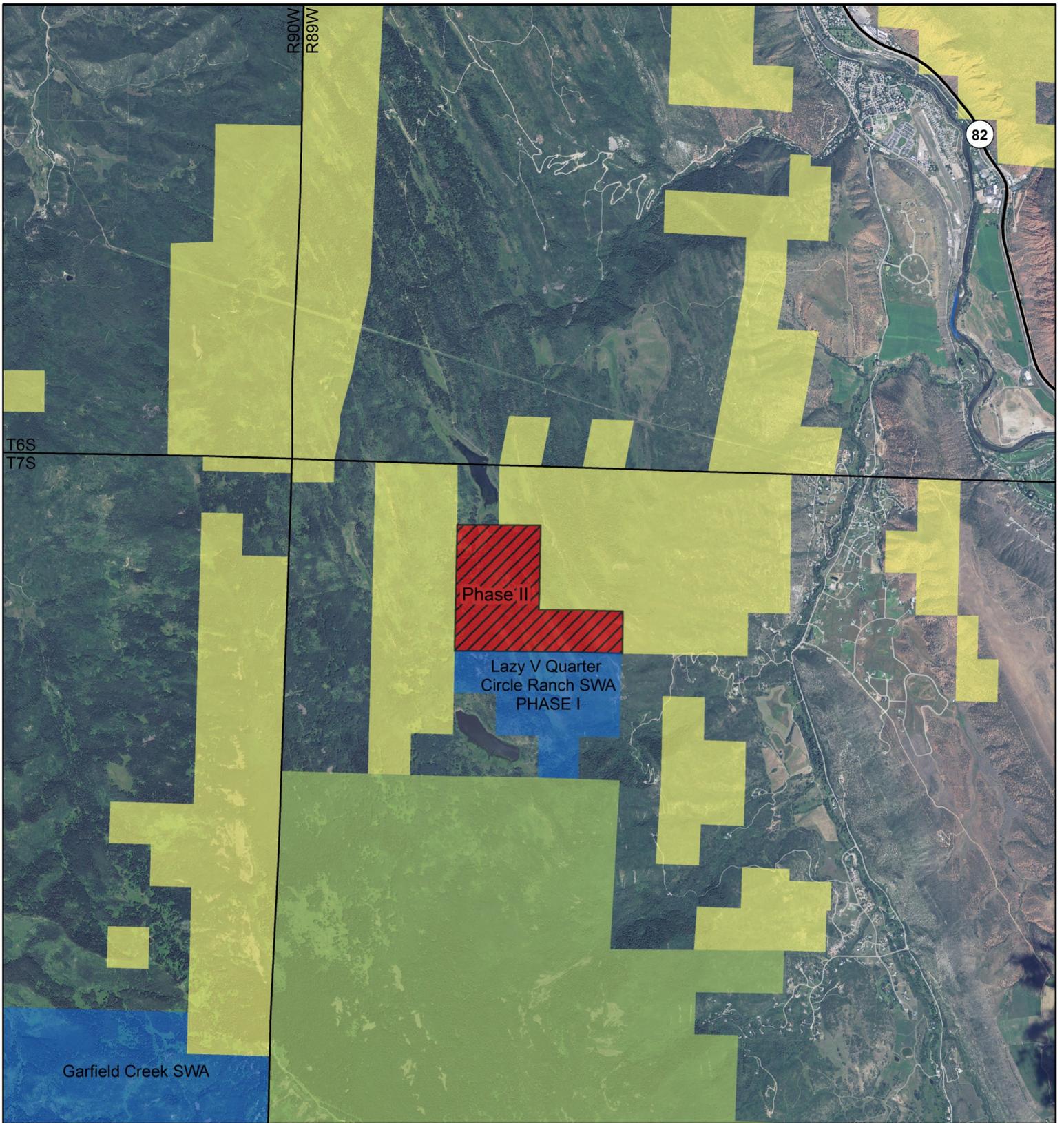
GIS Unit

# Lazy V Quarter Circle Ranch Phase II 14-033-NW Garfield County



- Lazy V Quarter Circle Ranch Phase II
- Bureau of Land Management
- CPW Property and Easements
- US Forest Service





GIS Unit

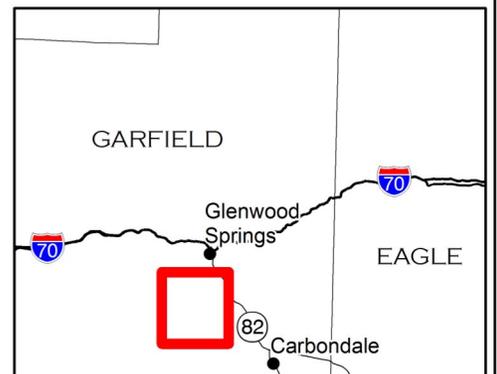
# Lazy V Quarter Circle Ranch Phase II

## 14-033-NW

### Garfield County



- Lazy V Quarter Circle Ranch Phase II
- Bureau of Land Management
- CPW Property and Easements
- US Forest Service



*Tom Jankovsky*

District 1

*John Martin, Chair*

District 2

*Mike Samson, Chair Pro Tem*

District 3



July 8, 2016

Ron Velarde  
Northwest Regional Manager  
Colorado Parks and Wildlife  
711 Independent Ave.  
Grand Junction, CO 81505

Dear Mr. Velarde:

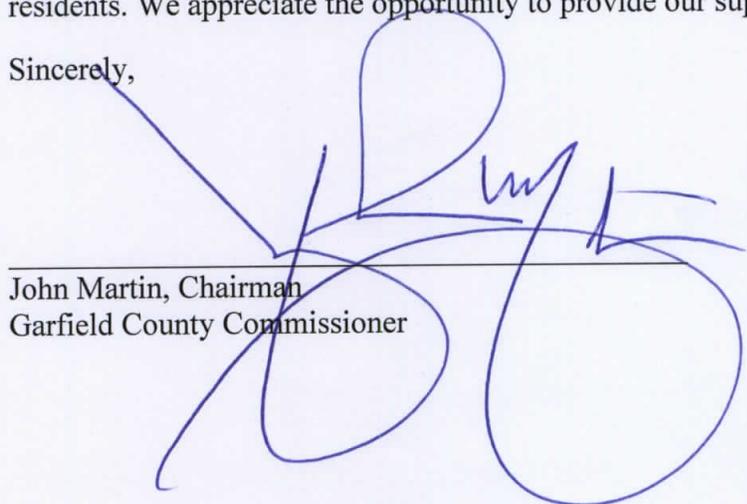
The Garfield County Commissioners have approved this letter of support of the Colorado Parks and Wildlife's (CPW) acquisition of a conservation easement and perpetual hunting access easement on the North half of the Bershenyi Ranch south of Glenwood Springs in game management unit 43 (GMU 43). This proposal to conserve the North half (Phase II) of the ranch and grant a second hunting access easement for two hunters per deer and elk season will result in conservation of the entire ranch (640 acres). This ranch has been in the Bershenyi family since 1941 and it is their wish to never have it developed, and to remain in a natural state benefiting wildlife far into the future.

The willingness of the Bershenyi's to place the ranch under easement in perpetuity and provide limited public hunting access is a sound approach to accomplish the goals the family has for this piece of real estate. It also allows the CPW to acquire valuable wildlife habitat at a very affordable price in the Roaring Fork Valley. The 320 acre proposal property is surrounded by conserved or federal lands on all sides except one ¼ mile section on the North boundary next to Hughes Reservoir.

Because hunting, fishing and other wildlife related activities contribute more than \$54 million each year to the Garfield County's economy it is important wildlife habitat such as the Bershenyi Ranch be protected.

The Bershenyi Ranch easement will be an excellent acquisition for sportsmen, and area residents. We appreciate the opportunity to provide our support for this project.

Sincerely,



John Martin, Chairman  
Garfield County Commissioner

State Representative  
BOB RANKIN  
Colorado State Capitol

200 East Colfax Avenue, Room 271  
Denver, Colorado 80203  
Office: 303-866-2949  
Email: bob.rankin.house@state.co.us



Member:  
Joint Budget Committee  
Appropriations Committee

**COLORADO**  
**HOUSE OF REPRESENTATIVES**  
State Capitol  
Denver  
80203

August 21, 2016

Ron Velarde  
Northwest Regional Manager  
711 Independent Ave.  
Grand Jct. CO, 8150

I support the acquisition of the conservation easement that you are planning with the Bersheny family for the Lazy Quarter Circle project extension. Thank you for your work and patience and for your communications on this important decision and acquisition.

Bob Rankin  
Representative, Colorado House District 57  
P. O. Box 1858  
Carbondale, CO 81623