

**REPORT**  
**2013 NOCO Flood Unmet Needs Survey:**  
**Landowners, Farmers and Ranchers**  
Conducted February 20 – March 12, 2014  
[54 responses by March 12, 4 more by April 2]  
April 10, 2014



**Target audience:** landowners, farmers and ranchers = 58 respondents

**Methodology:** A survey instrument was developed by a multi-stakeholder team and exempt status was granted from Colorado State University Internal Review Board to release the online survey through email listservs to landowners, farmers and ranchers directly affected by the September 2013 flood waters in Boulder, Larimer, Weld, Morgan and Logan Counties. An anonymous hard copy option for manual input into the online survey collector was used by four respondents. The online survey closed March 12 and subsequent paper copy was received and entered through April 2. A copy of the survey summary is available from [Adrian.card@colostate.edu](mailto:Adrian.card@colostate.edu)

**SUMMARY: Unmet Needs Remain**

Of the total 3,879.5 acres affected in the region on farms, ranches and non-commercial ag land, 66% are in commercial agriculture (intend to sell more than \$1000 annually in ag or horticultural products) . Seventy nine percent of respondents in Boulder, Larimer, Weld and Morgan counties think ditch assessments will go up \$100 - \$6000 per year. Debris removal, soil work and fencing remain issues for both commercial and non-commercial respondents. The estimated costs of removing/repairing remaining flood recovery issues are \$2,164,455 for commercial ag and \$2,297,000 for non-commercial ag (landowners).

Regarding headgates and/or diversion boxes needing repair, 8 remain for commercial ag at an estimated \$301,000 (this amount is included in the \$2.16M) and 5 remain in non-commercial ag at an unestimated cost.

Incurred expenses for landowners, farmers and ranchers are dominated by debris removal followed by fencing and soil work at \$732,300 for commercial ag and \$930,000 for non-commercial ag.

When asked if they want financial assistance, 71% of commercial ag respondents said yes for \$1,180,045 (55% of the estimated remaining expenses) and 53% of non-commercial ag respondents said yes, requesting \$1,735,100 (76% of the estimated remaining expenses).

Signup for FSA Emergency Conservation Program was 64% for commercial ag and 4% for non-commercial ag. This is clearly due to the nature of eligibility. Few were aware of the pending Community Development Block Grant funds, with 25% of commercial ag respondents aware and 22% of non-commercial ag respondents aware.

**Recommendations:**

- Since range of remaining expenses and incurred expenses started below \$30,000, lower the CDBG minimum award to \$2,500.
- Landowners may still fall through funds available gap. Consider funding structures to provide for debris removal, soil work and fencing repair.
- Extensive outreach on CDBG funds is needed (public meetings, assistance with application process, and timely follow up from granting agency on status)

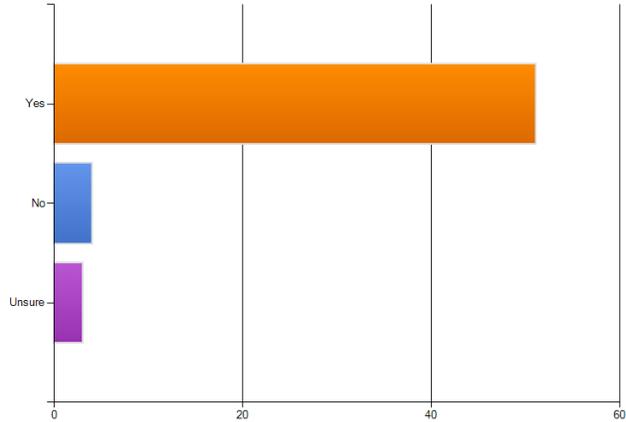
**Q1: Do you have unmet needs stemming from the September 2013 flood regarding damages or debris on your land, farm or ranch? (58 responses)**

- Yes = 51
- No = 4
- Unsure = 3

By County:

	Yes	No	Unsure
Boulder	22	2	1
Larimer	12	2	0
Weld	13	0	0
Morgan	3	0	0
Logan	0	0	0
Other – Jefferson, Sedgwick, Morgan	1	0	2

Do you have unmet needs stemming from the September 2013 flood regarding damages or debris on your land, farm or ranch?



**Q3: How many acres are affected with damages and/or debris (total)?**

**Total survey results = 3,879.5 acres**

By County:

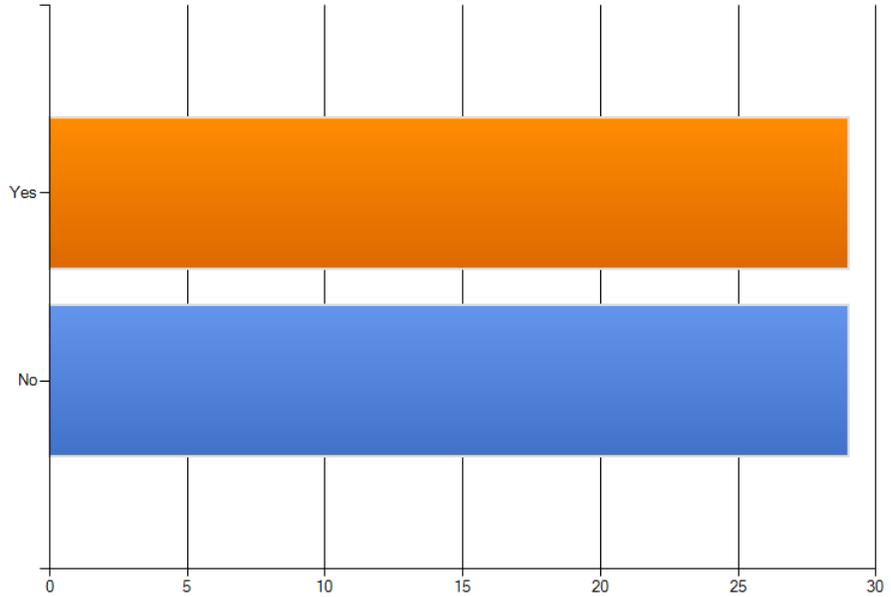
	Commercial Ag (respondents)	Non-commercial ag (respondents)	Total acres
Boulder	126 (10)	18.5 (15)	144.5
Larimer	207.5 (6)	274 (8)	481.5
Weld	1,493 (10)	886 (3)	2,378
Morgan	613 (2)	60 (1)	673
Other – Jefferson, Sedgwick, Morgan	120 (1)	82.5 (2)	202.5
<b>Totals:</b>	<b>2559.5 acres (29)</b>	<b>1,321 acres (29)</b>	<b>3,879.5 acres</b>

**Q4: Do you engage in commercial agriculture (intend to gross more than \$1000 from sales of agricultural/horticultural products annually)?**

Yes = 29

No = 29

Do you engage in commercial agriculture (intend to gross more than \$1000 from sales of agricultural/horticultural products annually)?

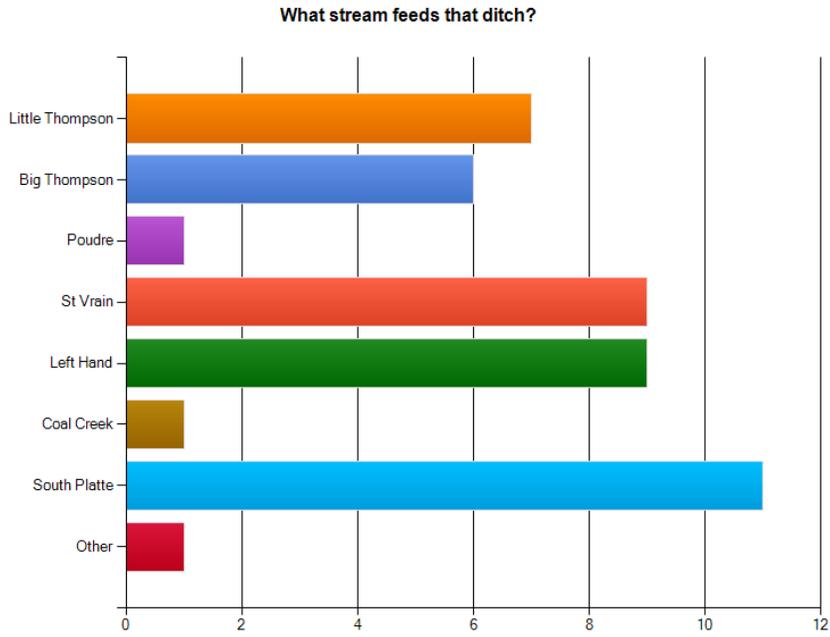


**Q5: What is the name of the ditch that feeds your property (if ditch irrigated)? Please list**

	<b>Commercial ag</b>	<b>Non-commercial ag</b>
<b>Boulder County</b>	Haldi, Parrish Ranch Pipeline, Young Ditch, Left Hand Valley Inlet, Bader Ditch, Holland Ditch, Culver Lateral Ditch	Evans Ditch, Palmerton Consolidated Ditch, Haldi
<b>Larimer County</b>	Osborn and Caywood, Larimer #2, Mercer, Pleasant Valley, Ish Reservoir, Boulder & Larimer, Jim Egin, Supply Ditch	Barnes
<b>Weld County</b>	Big Thompson and Platte River Ditch, Hillsborough Ditch Company, Latham/Union, Sunnyside lateral, Handy Ditch, Putnam, Riverside, Plumb Irrigation company	Godfrey, Latham, Behrens, Union, Bee Line,
<b>Morgan County</b>	Weldon Valley ditch	(no responses)

**Q6: What stream feeds that ditch?**

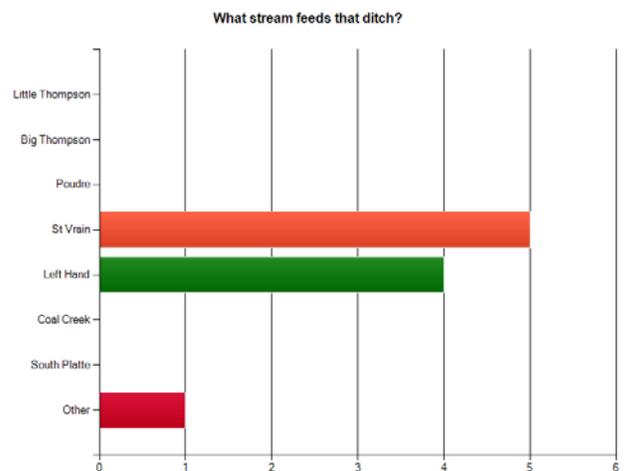
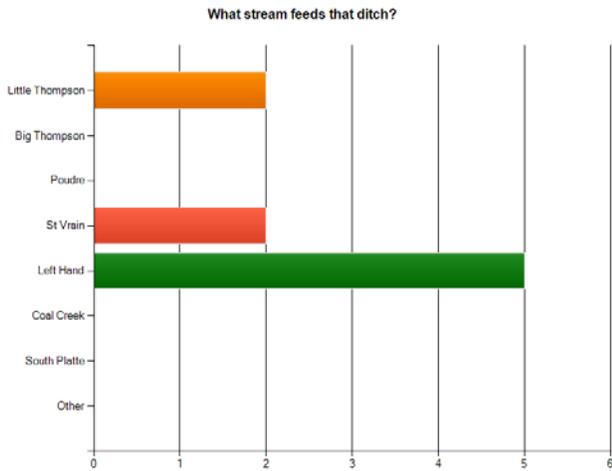
**45 responses, all answers in first bar chart**



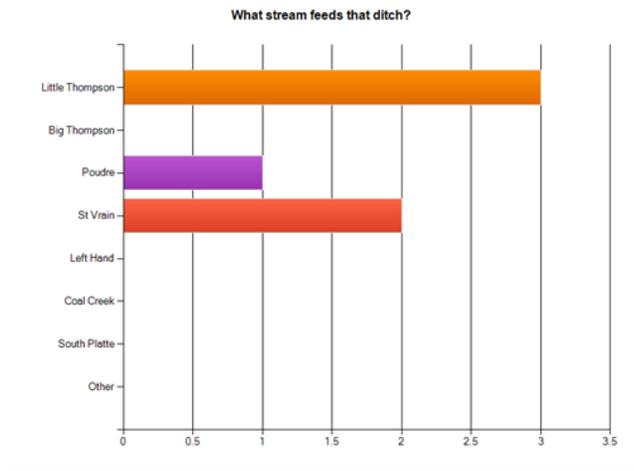
**Boulder County**

(commercial ag, 1 Boulder Creek)

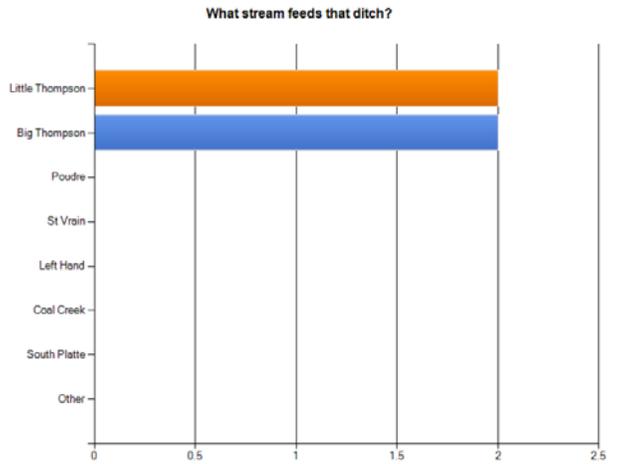
(non-commercial ag)



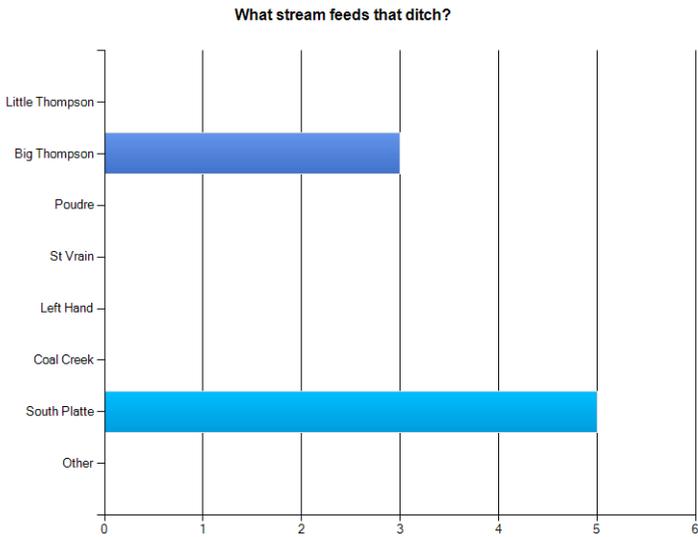
**Larimer County**  
(commercial ag)



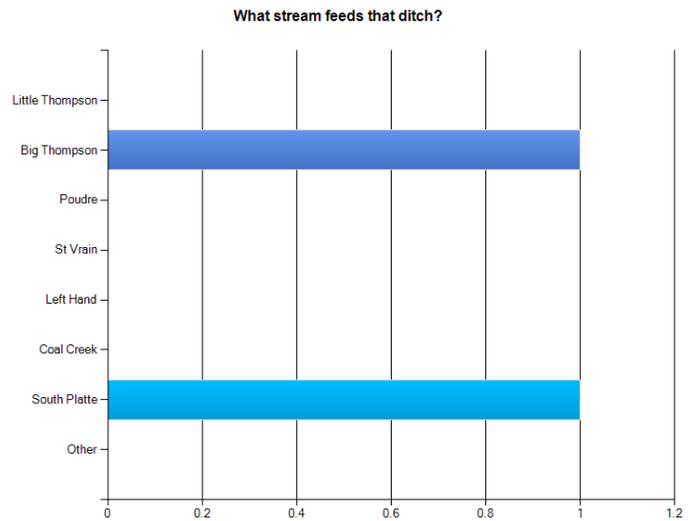
(non-commercial ag)



**Weld County**  
(commercial ag)



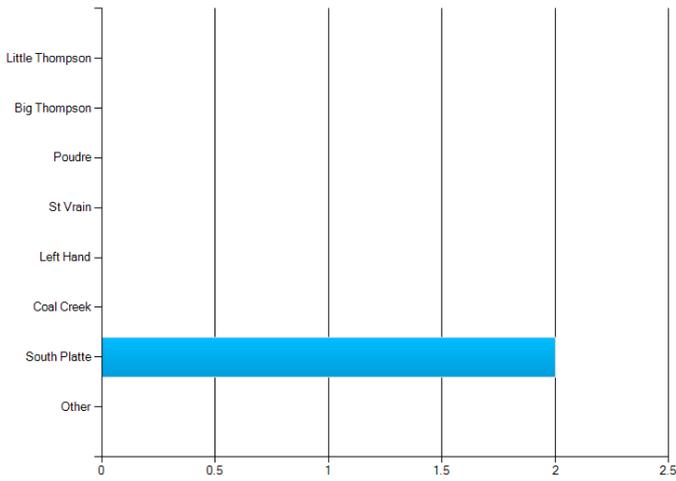
(non-commercial ag)



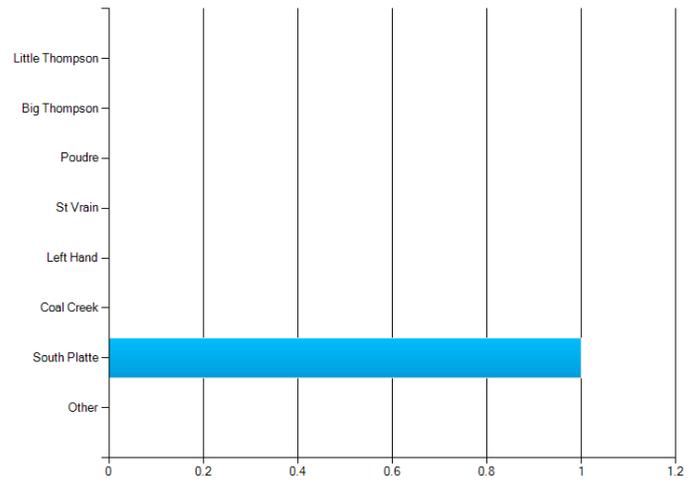
**Morgan County**  
(commercial ag)

(non-commercial ag)

What stream feeds that ditch?



What stream feeds that ditch?



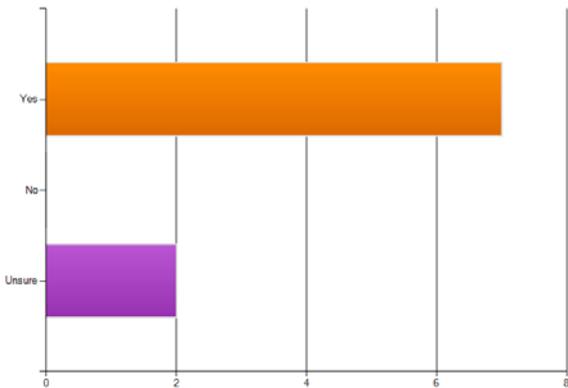
**Q7: Do you anticipate increases to water assessments you pay as a shareholder on your ditch?**  
**Q8: If yes to increases in water assessments, how many additionally dollars will you be paying annually?**

**Boulder County**

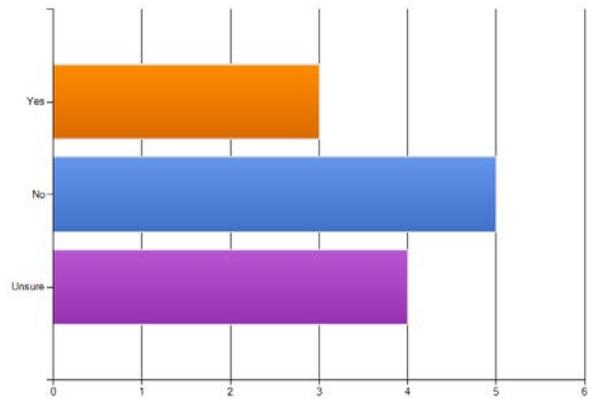
(commercial ag, range \$400 - \$1000  
Average = \$750)

(non-commercial ag, Average = \$300)

Do you anticipate increases to water assessments you pay as a shareholder on your ditch?



Do you anticipate increases to water assessments you pay as a shareholder on your ditch?



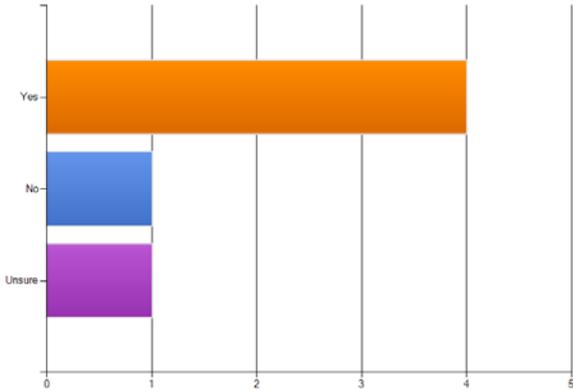
**Larimer County**

(commercial ag, range \$100 - \$12,500)

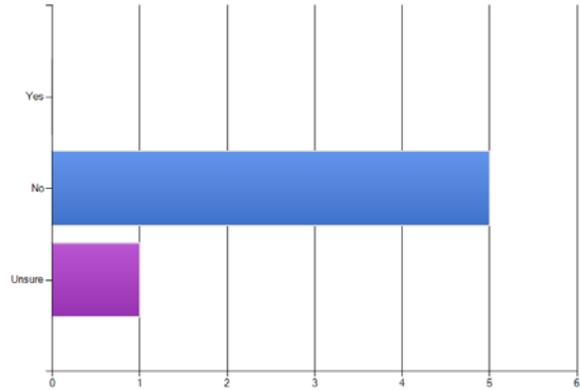
Average = \$4,533

(non-commercial ag)

Do you anticipate increases to water assessments you pay as a shareholder on your ditch?



Do you anticipate increases to water assessments you pay as a shareholder on your ditch?



**Weld County**

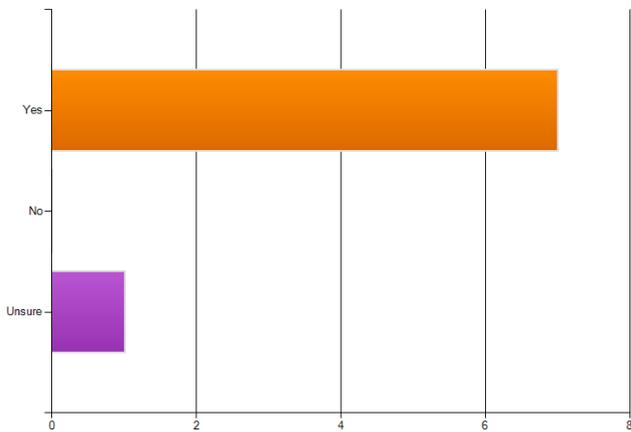
(commercial ag, range \$2000 - \$4000)

Average = \$3000

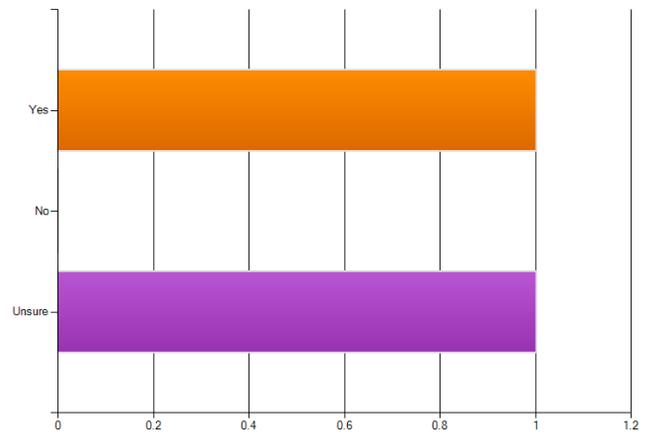
(non-commercial ag, range \$100 - \$1500)

Average = \$800

Do you anticipate increases to water assessments you pay as a shareholder on your ditch?



Do you anticipate increases to water assessments you pay as a shareholder on your ditch?



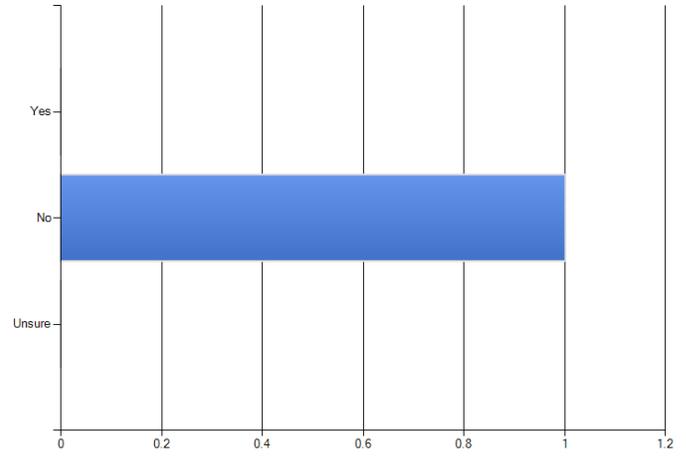
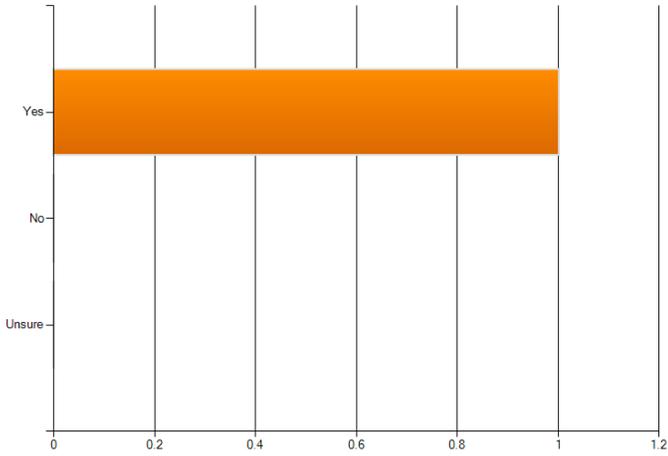
**Morgan County**

(commercial ag, Average = \$6000

(non-commercial ag)

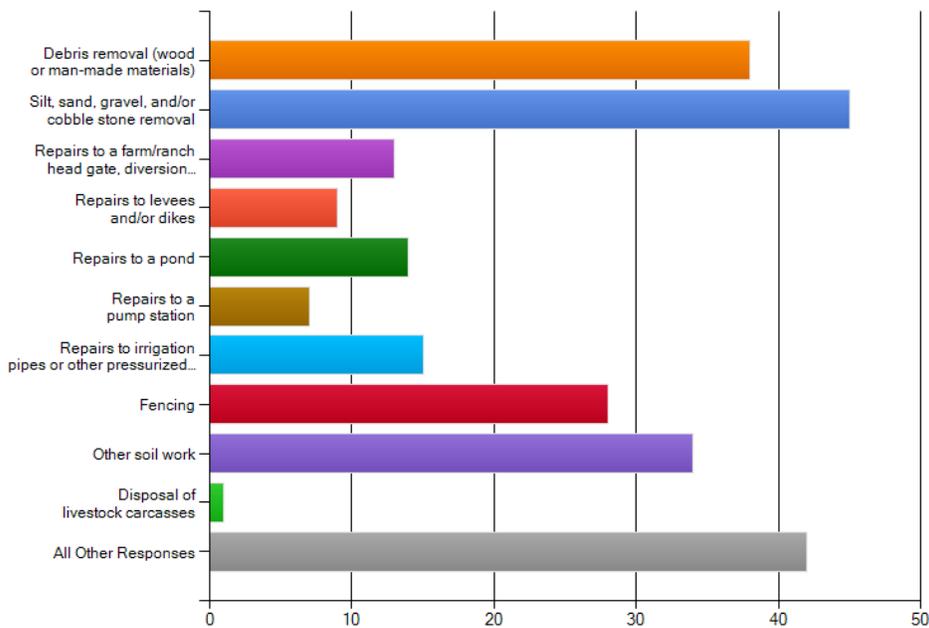
Do you anticipate increases to water assessments you pay as a shareholder on your ditch?

Do you anticipate increases to water assessments you pay as a shareholder on your ditch?



**Q9: Which types of flood recovery issues ARE REMAINING for your land, farm or ranch? (select all that apply)?**

Which types of flood recovery issues ARE REMAINING for your land, farm or ranch? (select all that apply)?

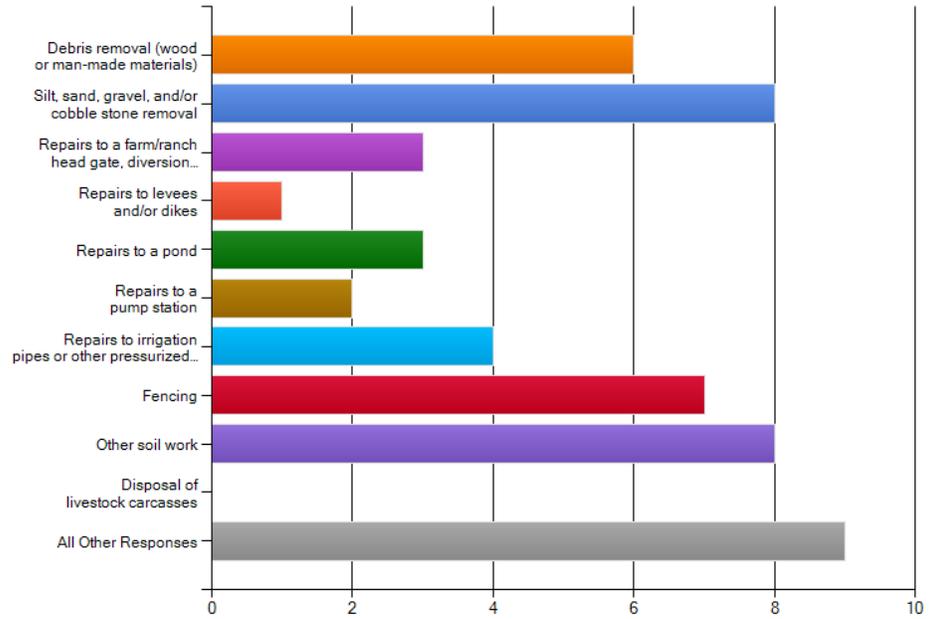


**All other responses:**

	calf housing corrals
Fill and grade wash out	lowering (drenching) of left hand creek before spring runoff .
Riverbank stabilization, reseed pasture, plant trees	10 x 40 x 100' washout
Restore rip-rap at riverbank	access road and about 2 acres were washed out with Hwy. 34 breach
The house well pump went out. It was repaired immediately but all cost was not covered.	Road repairs on the ranch and accessing the ranch are not covered. Culverts and bridges to cross newly carved canyons up to 20 feet deep are needed. Off grid power lines and poles are down with no money to replace. Line that provided hydro with power has been destroyed - approximately 1 mile. EQUIP and ECP have not awarded money and timeline is indefinite as well as amounts. In each program is a 25% cost share from me. I don't have that money. I don't know if I will be funded, if it will be enough. Shame on the beauracracy for not streamlining assistance approval.
Damaged farming equipment and machinery	Well is filled with silt
We have no road access any more on the loop	River bank repair
Winter grazing loss	corrals, gated pipe destroyed
assessment of house	erosion control/ reseeding
Replace driveway. Gravel roads	Bridge access to property
Repair of drainage ditches. Mitigation of flowing water from under house.	commercial event center and rental properties
Lost campground	tree and grass replant
re seeding	Our subdivision lost an estimated 120,000 cubic yards: a hillside that leaves us perched on a cliff
river bank damage; anticipate further bank damage	Landslide threatening house foundation
access road; cement pad in front of barn processing structure; replace irrigation infrastructure and drip tape; replace perennial flower stock (crop); deal with changes in water quality affecting greenhouse; replace native grass cover;	Damaged equipment and improvements
bridge replacement	

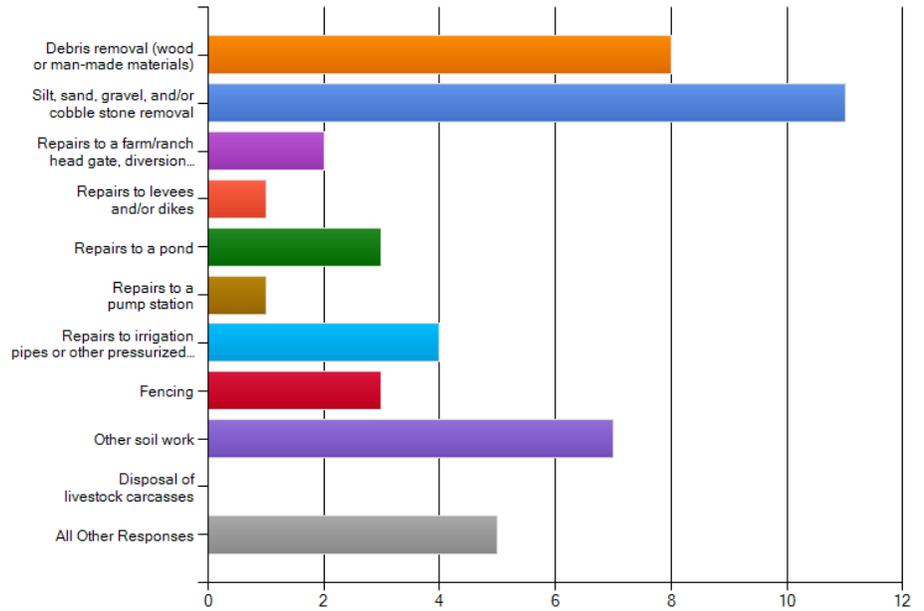
**Boulder County**  
(commercial ag)

**Which types of flood recovery issues ARE REMAINING for your land, farm or ranch?  
(select all that apply)?**



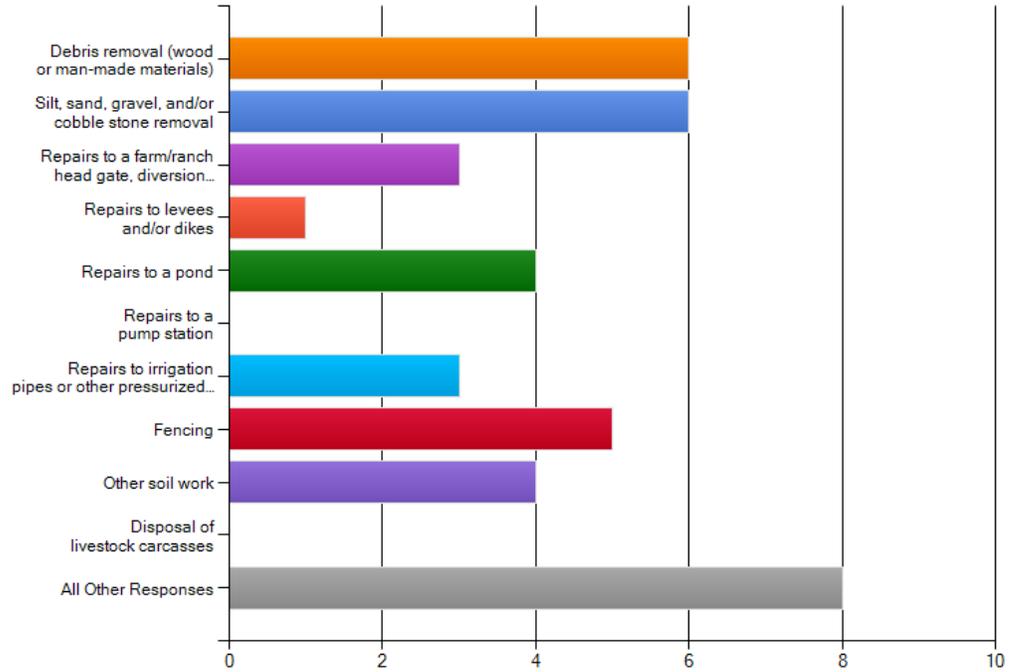
(non-commercial ag)

**Which types of flood recovery issues ARE REMAINING for your land, farm or ranch?  
(select all that apply)?**



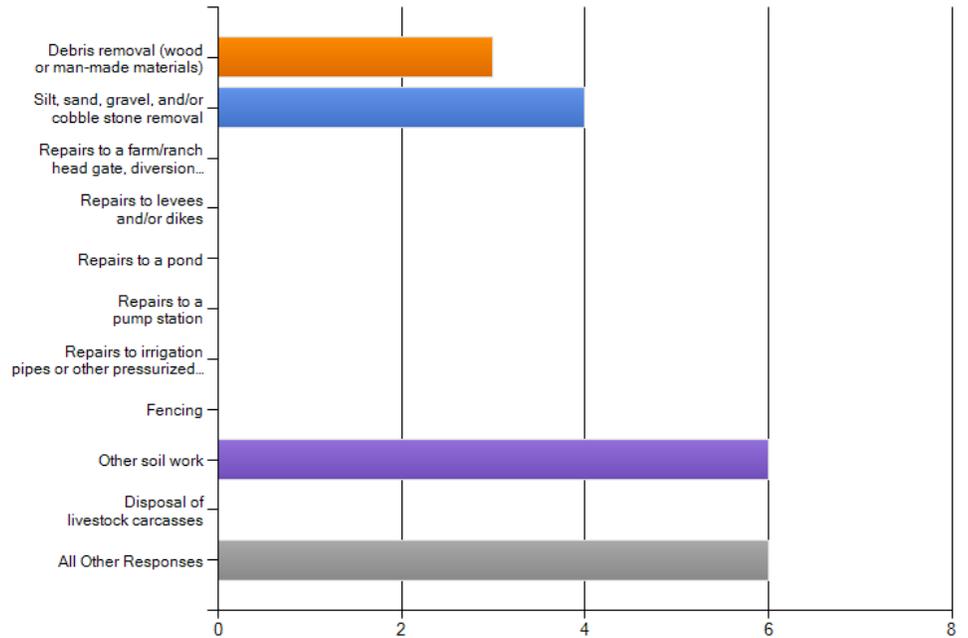
**Larimer County**  
(commercial ag)

**Which types of flood recovery issues ARE REMAINING for your land, farm or ranch?  
(select all that apply)?**



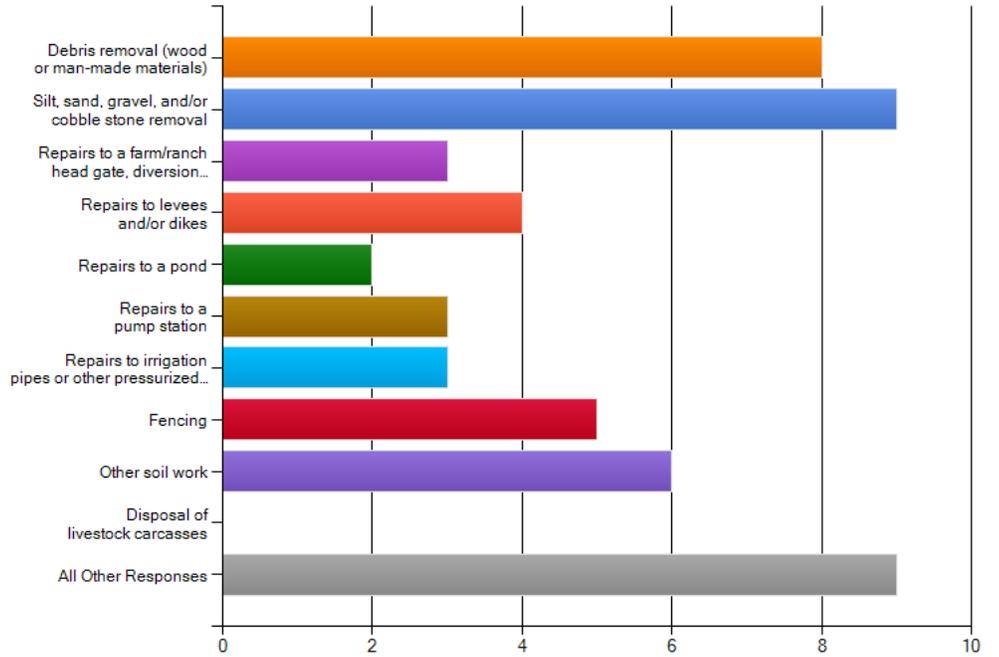
(non-commercial ag)

**Which types of flood recovery issues ARE REMAINING for your land, farm or ranch?  
(select all that apply)?**



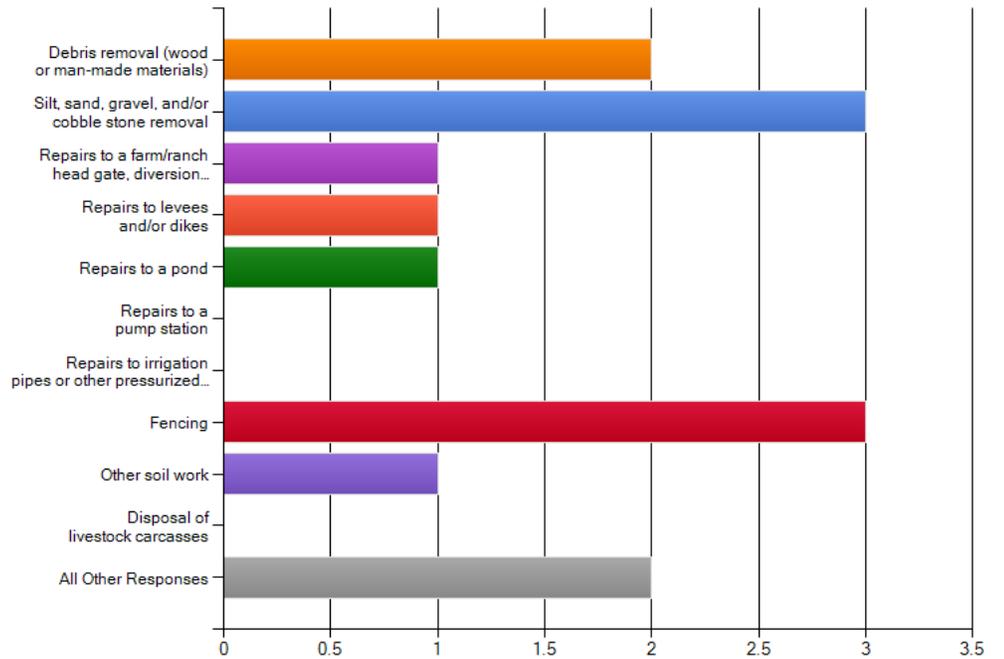
**Weld County**  
(commercial ag)

**Which types of flood recovery issues ARE REMAINING for your land, farm or ranch?  
(select all that apply)?**



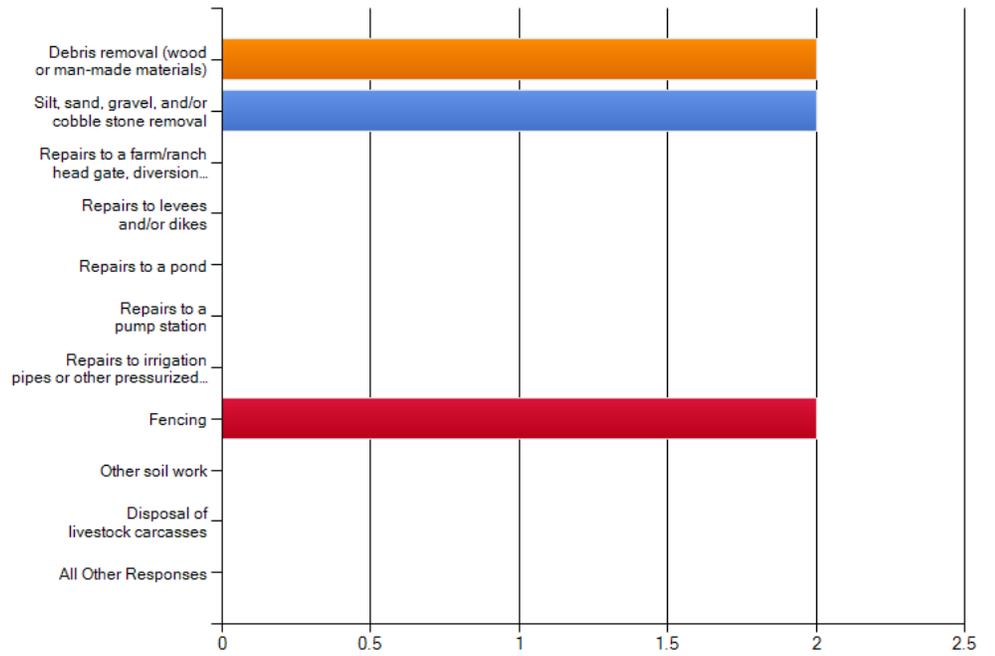
(non-commercial ag)

**Which types of flood recovery issues ARE REMAINING for your land, farm or ranch?  
(select all that apply)?**



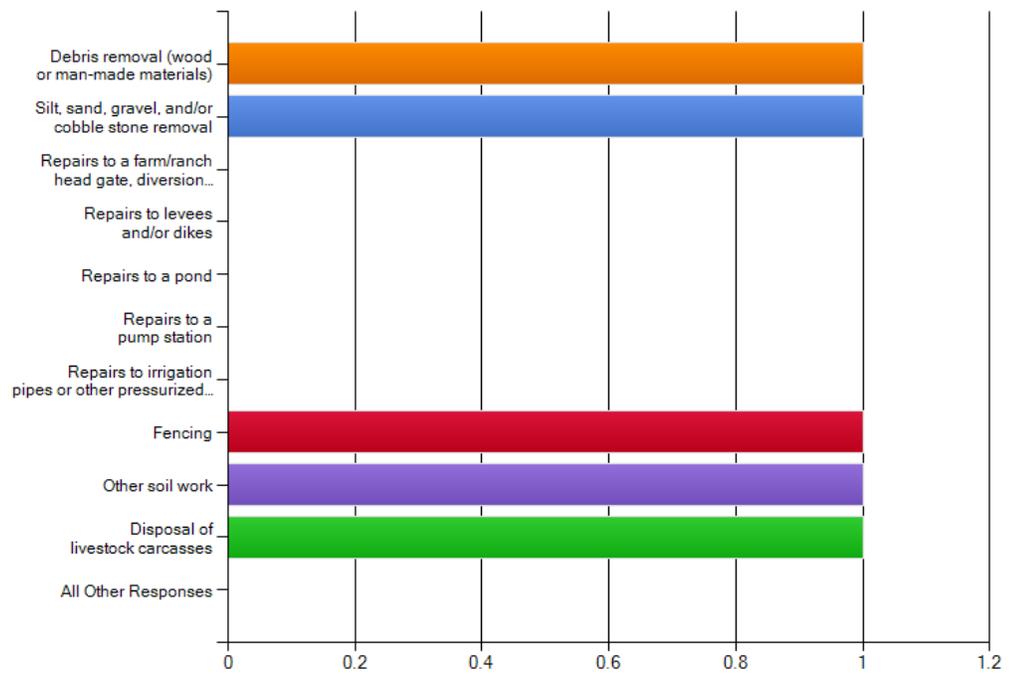
**Morgan County**  
(commercial ag)

**Which types of flood recovery issues ARE REMAINING for your land, farm or ranch?  
(select all that apply)?**



(non-commercial ag)

**Which types of flood recovery issues ARE REMAINING for your land, farm or ranch?  
(select all that apply)?**



**Q10: What is the estimated cost of removing/repairing those remaining flood recovery issues?**

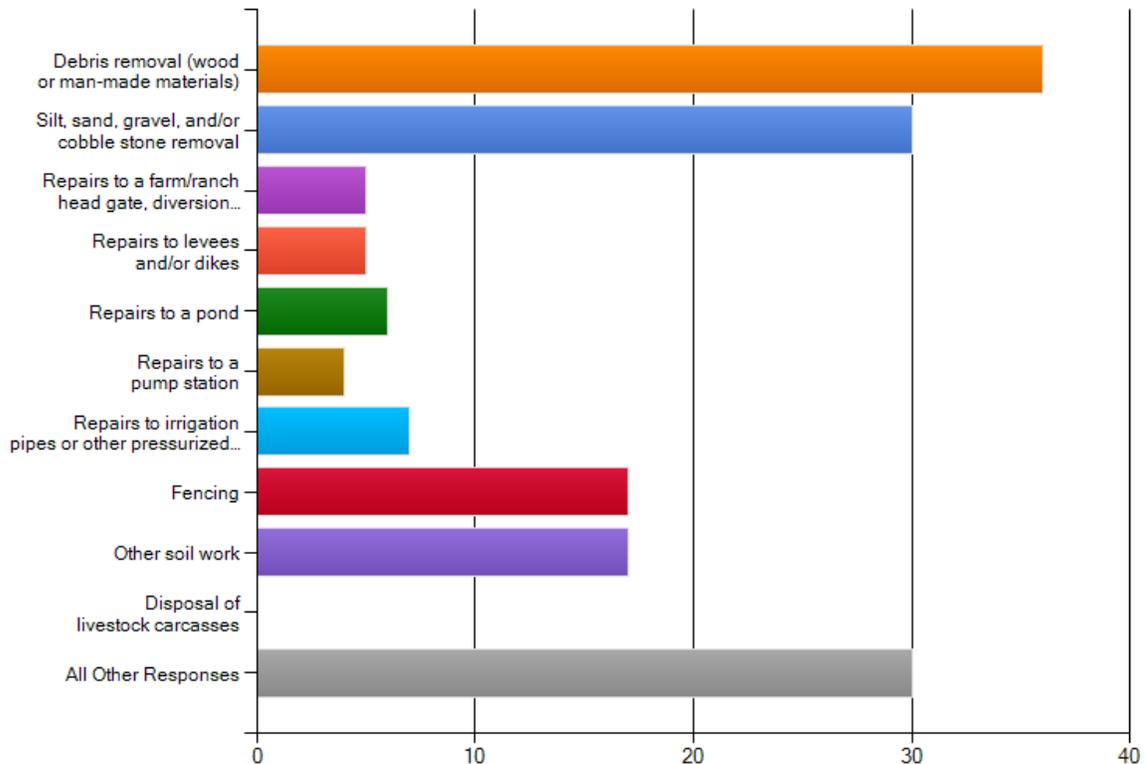
	<b>Commercial ag</b>	<b>Non-commercial ag</b>
<b>Boulder County</b>	-6 respondents -Total = \$472,455 -Range = \$2500 - \$200,000	-12 respondents -Total = \$808,000 -Range = \$1000 - \$300,000
<b>Larimer County</b>	-6 respondents -Total = \$645,000 -Range = \$35,000 - \$385,000	-6 respondents -Total = \$1,339,000 -Range = \$14,000 - \$800,000
<b>Weld County</b>	-10 respondents -Total = \$1,042,000 -Range = unknown - \$350,000	-2 respondents -Total = \$140,000 -Range = unknown - \$140,000
<b>Morgan County</b>	-2 respondents -Total = \$5000 -Range = unknown - \$5000	-1 respondent -Total = \$10,000 -Range = N/A
	<b>\$2,164,455 total estimated costs</b>	<b>\$2,297,000 total estimated costs</b>

**Q11: How many privately owned headgates and/or diversion boxes remain damaged on your farm?  
Q12: What is your estimated cost of repairs to headgates and/or diversion boxes?**

	<b>Commercial ag</b>	<b>Non-commercial ag</b>
<b>Boulder County</b>	- 9 respondents -3 total headgates and/or diversion boxes -Total = \$8500 -Range = \$1000 - \$5000	-7 respondents -4 total headgates -unknown cost
<b>Larimer County</b>	-5 respondents -3 headgates and/or diversion boxes -Total = \$290,000 -Range = \$10,000 - \$200,000	-5 respondents -0 headgates and/or diversion boxes
<b>Weld County</b>	-9 respondents -2 headgates and/or diversion boxes -Total = \$2500 -Range = \$500 - \$2000	-2 respondents -1 headgates and/or diversion boxes -Total and range = uncertain
<b>Morgan County</b>	-2 respondents -0 headgates and/or diversion boxes	-0 respondents
	<b>8 headgates and/or diversion boxes at estimated \$301,000 of total estimated costs in Q10</b>	<b>5 headgates and/or diversion boxes at unknown costs</b>

**Q13: Which types of flood recovery expenses HAVE YOU INCURRED for your land, farm or ranch? (select all that apply)**  
**Q14: What has been the cost of those INCURRED EXPENSES in dollars (total)?**

**Which types of flood recovery expenses HAVE YOU INCURRED for your land, farm or ranch? (select all that apply)**



Incurred types of expenses dominantly are debris removal, followed by fencing and soil work for commercial ag and non-commercial ag respondents.

	Commercial ag	Non-Commercial ag	
<b>Boulder County</b>	\$232,500	\$61,000	
<b>Larimer County</b>	\$289,800	\$368,000	
<b>Weld County</b>	\$210,000	\$501,000	
	<b>\$732,300</b>	<b>\$930,000</b>	

**Boulder County**

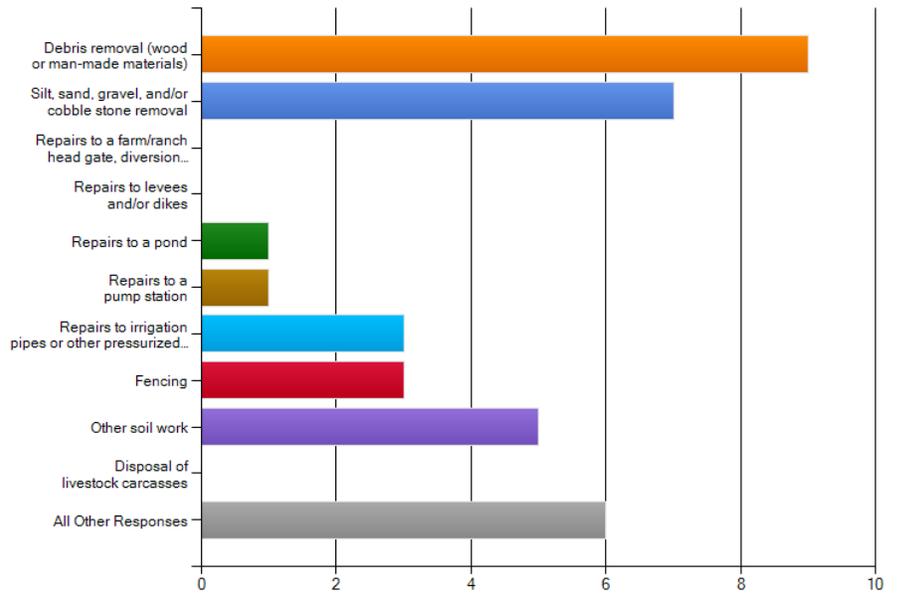
(commercial ag:

10 respondents

total costs = \$232,500

Range = \$500 - \$65,000)

**Which types of flood recovery expenses HAVE YOU INCURRED for your land, farm or ranch? (select all that apply)**



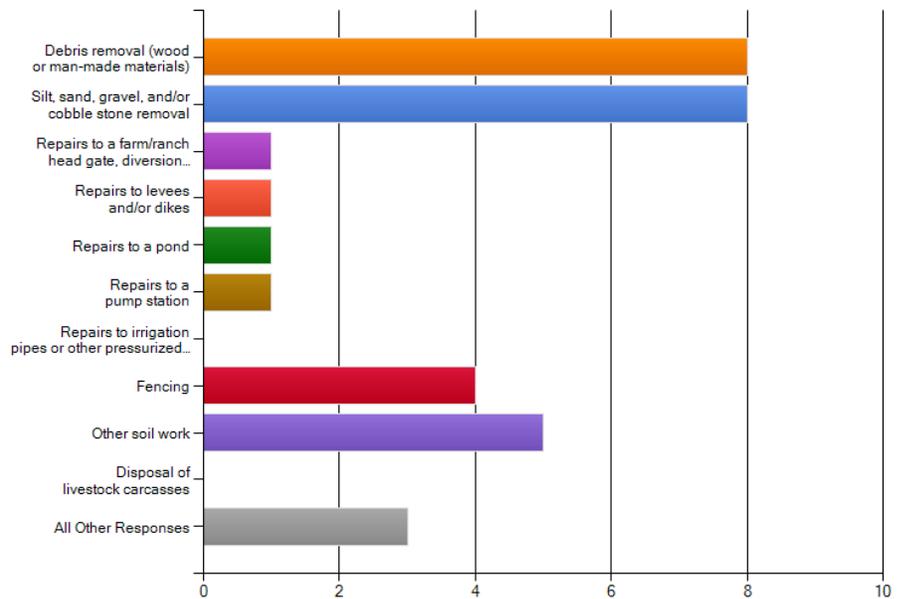
(non-commercial ag:

11 respondents,

Total costs = \$61,200;

Range = \$1000 - \$10,000)

**Which types of flood recovery expenses HAVE YOU INCURRED for your land, farm or ranch? (select all that apply)**



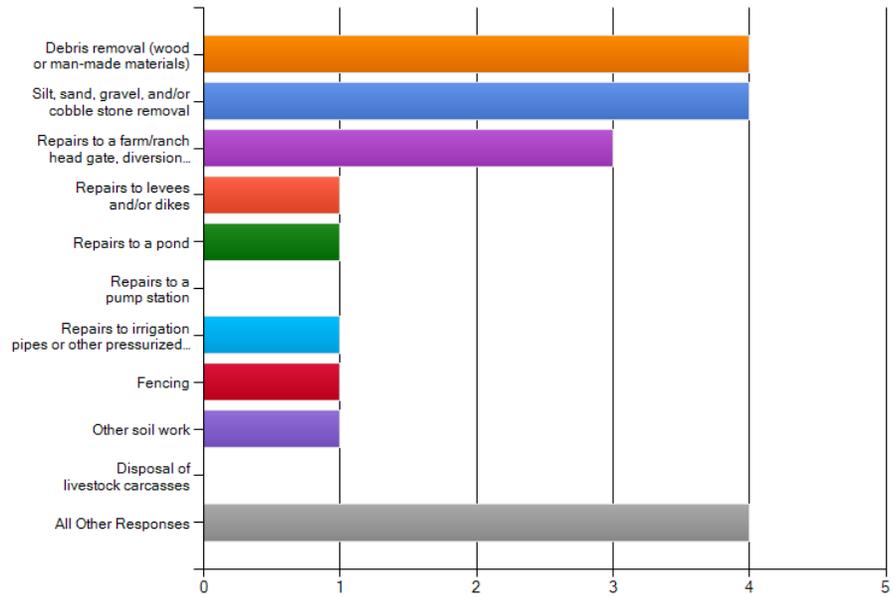
**Larimer County**

(commercial ag:

5 respondents total costs = \$289,800

Range = \$2,800 - \$135,000)

**Which types of flood recovery expenses HAVE YOU INCURRED for your land, farm or ranch? (select all that apply)**

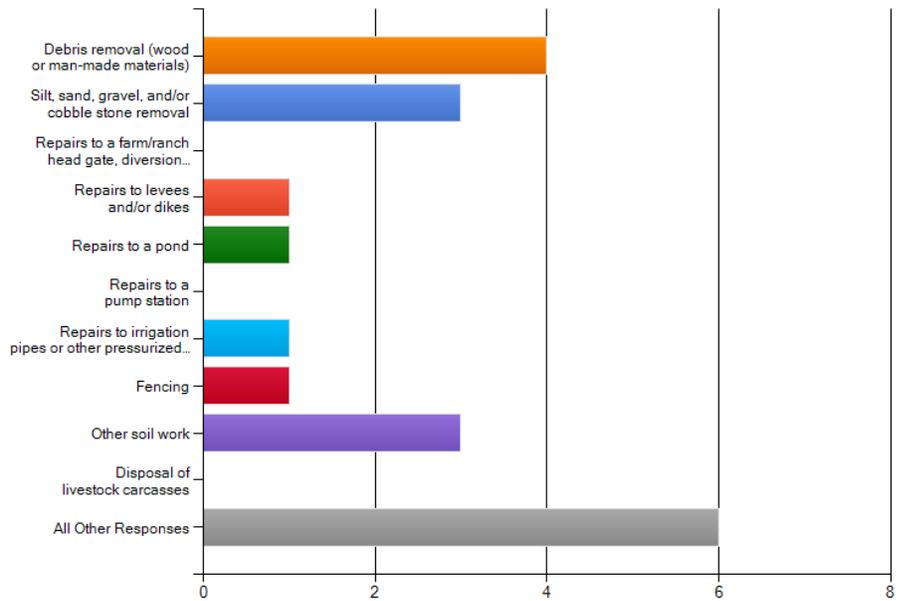


(non-commercial ag:

5 respondents total costs = \$368,000

Range = \$10,000 - \$300,000)

**Which types of flood recovery expenses HAVE YOU INCURRED for your land, farm or ranch? (select all that apply)**



**Weld County**

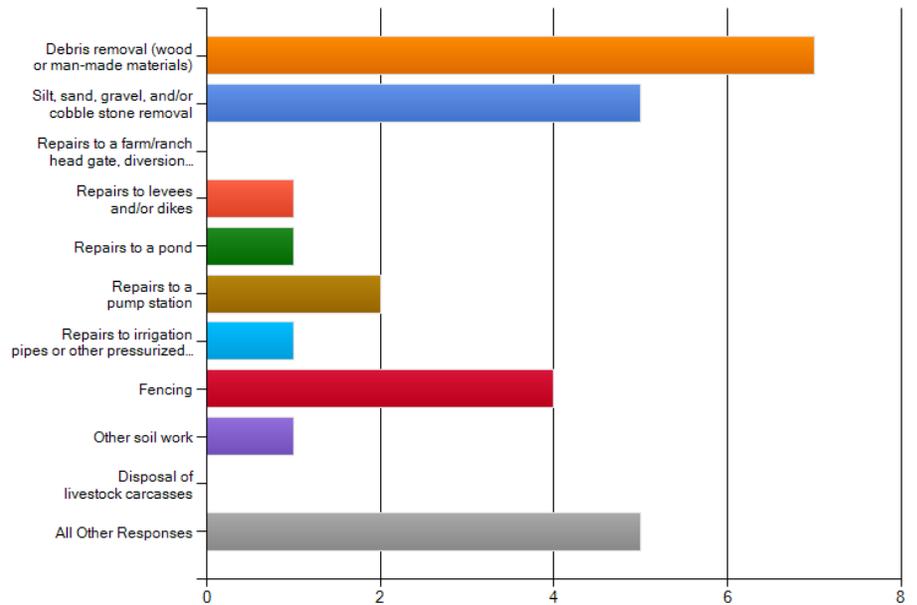
(Commercial ag:

9 respondents,

Total cost = \$210,000

Range = \$2000 - \$50,000)

**Which types of flood recovery expenses HAVE YOU INCURRED for your land, farm or ranch? (select all that apply)**



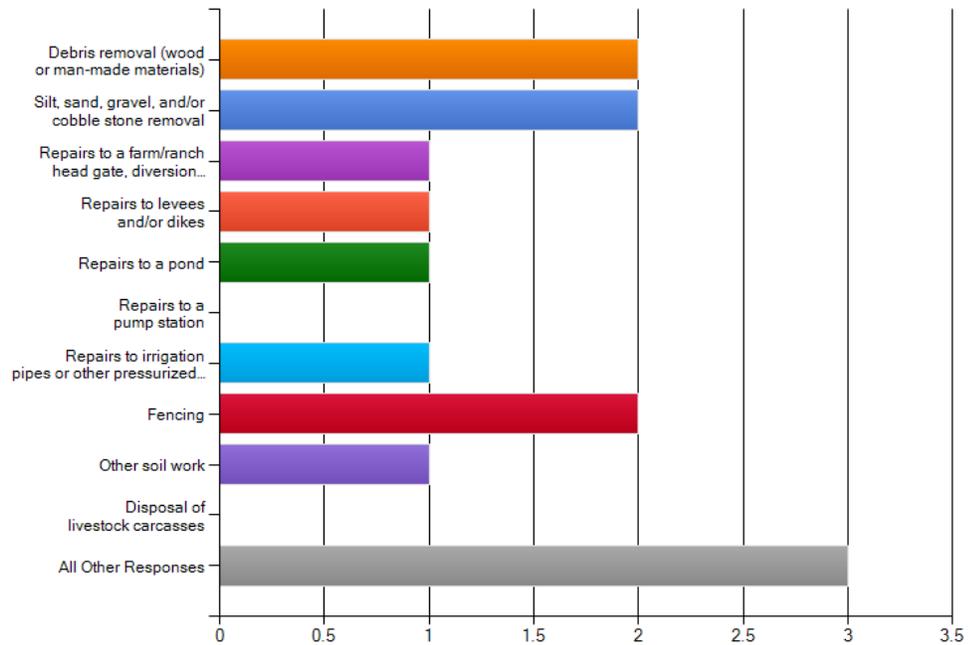
(non-commercial ag:

2 respondents,

Total cost = \$501,000

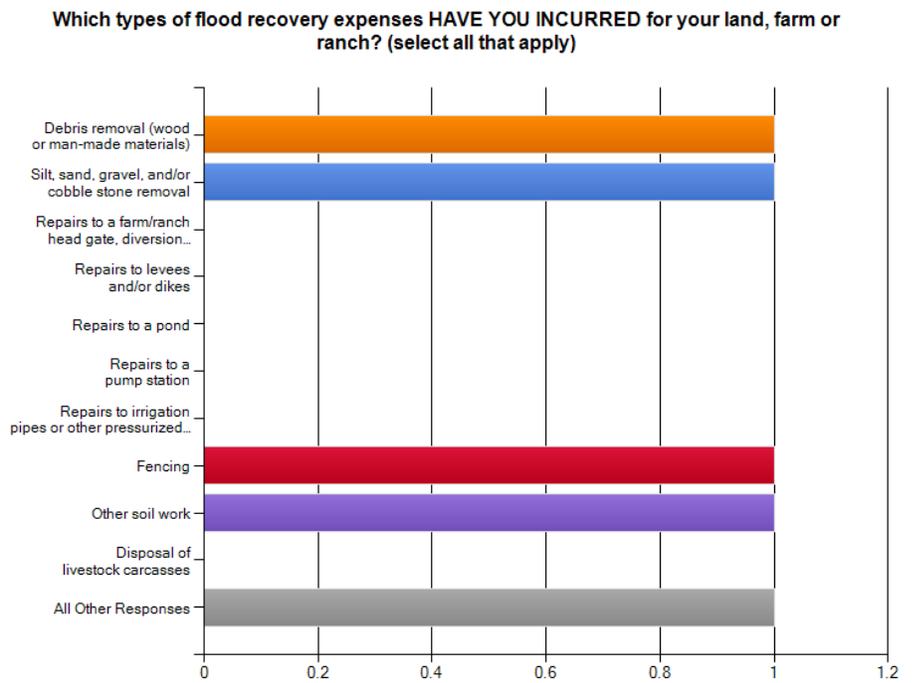
Range = \$1000 - \$500,000)

**Which types of flood recovery expenses HAVE YOU INCURRED for your land, farm or ranch? (select all that apply)**



**Morgan County**  
**(commercial ag – no responses)**

**(non-commercial ag**  
**No response to cost)**



**Q15: Do you want financial assistance for land, farm or ranch debris removal, damage repairs, loan servicing, and/or increases in water assessments?**

	<b>Commercial ag</b>	<b>Non-commercial ag</b>
<b>Boulder County</b>	-10 respondents -Yes = 6 -No = 2 -Unsure = 2	-7 respondents -4 total headgates -unknown cost
<b>Larimer County</b>	-6 respondents -Yes = 6 -No = 0 -Unsure = 0	-8 respondents -Yes = 5 -No = 1 -Unsure = 2
<b>Weld County</b>	-10 respondents -Yes = 8 -No = 0 -Unsure = 2	-3 respondents -Yes = 1 -No = 1 -Unsure = 1
<b>Morgan County</b>	-2 respondents -Yes = 0 -No = 1 -Unsure = 1	-1 respondent -Yes = 0 -No = 1 -Unsure = 0
	<b>71% Yes</b>	<b>53% Yes</b>

**Q16: How much financial assistant, in dollars, would you like to receive?**

	<b>Commercial ag</b>	<b>Non-commercial ag</b>
<b>Boulder County</b>	-9 respondents -\$365,045 total -Range = \$50 - \$150,000	-11 respondents -\$486,000 -Range = \$2000 - \$250,000
<b>Larimer County</b>	-6 respondents -Total = \$535,000 -Range = anything-\$385,000	<b>-6 respondents</b> -Total = \$924,100 -Range = anything - \$800,000
<b>Weld County</b>	-8 respondents -Total = \$280,000 -Range = anything-\$200,000	-1 respondent -Total = \$325,000 -Range = N/A
<b>Morgan County</b>	-0 respondents	-0 respondents
	<b>\$1,180,045 requested (55% of estimated costs)</b>	<b>\$2,297,000 requested (76% of estimated costs)</b>

**Q17: If you have received any funding or anticipate receiving funding, please list those sources.**

	<b>Commercial ag</b>	<b>Non-commercial ag</b>
<b>Boulder County</b>	FEMA, Flood insurance, Boulder Community Foundation Front Range Farm Relief Fund, Oskar Blues CAN'd Aid Flood Relief Fund, Rocky Mountain Farmers Union Farm Aid Family Farm Disaster Fund, FSA,	FEMA, flood insurance, SBA loan
<b>Larimer County</b>	CWCB Grant, Farm Bureau, EQUIP and ECP, RMFU, FEMA, BC Community Foundation	FEMA, Chamber of Commerce
<b>Weld County</b>	FSA, FEMA, Farm Bureau, SBA	House insurance, Colo Farm Bureau
<b>Morgan County</b>	(no responses)	(no responses)

**Q18: Have you signed up to receive Farm Service Agency Emergency Conservation Program funds?**

	<b>Commercial ag</b>	<b>Non-commercial ag</b>
<b>Boulder County</b>	-10 respondents -Yes = 5 -No= 5 -Unsure = 0	-15 respondents -Yes = 0 -No = 15 -Unsure = 0
<b>Larimer County</b>	-6 respondents -Yes = 5 -No = 1 -Unsure = 0	-8 respondents -Yes = 0 -No = 7 -Unsure = 1
<b>Weld County</b>	-10 respondents -Yes = 8 -No = 1 -Unsure = 1	-3 respondents -Yes = 1 -No = 2 -Unsure = 0
<b>Morgan County</b>	-2 respondents -Yes = 0 -No = 2 -Unsure = 0	-1 respondent -Yes = 0 -No =1 -Unsure = 0
	<b>64% Yes</b>	<b>4% Yes</b>

**Q19: Are you aware of the Community Development Block Grant soon to be available?  
You may be eligible for these funds.**

	<b>Commercial ag</b>	<b>Non-commercial ag</b>
<b>Boulder County</b>	-10 respondents -Yes = 3 -No = 7	-15 respondents -Yes = 3 -No = 12
<b>Larimer County</b>	-6 respondents -Yes = 2 -No = 4	-8 respondents -Yes = 3 -No = 5
<b>Weld County</b>	-10 respondents -Yes = 2 -No = 8	-3 respondents -Yes = 0 -No = 3
<b>Morgan County</b>	-2 respondents -Yes = 0 -No = 2	-1 respondent -Yes = 0 -No = 1
	<b>25% Yes</b>	<b>22% Yes</b>

**Q20: What else should we know?**

	<b>Commercial ag</b>	<b>Non-commercial ag</b>
<b>Boulder County</b>	<p>While we appreciate the opportunities of low interest loans and cost matching programs from the FSA, they are highly unrealistic, rigid and discriminatorily discompensational. 7 year FSA loans are rather short when considering the amount of damage repairs vs the low income margins of modern agriculture. Additionally, the FSA cost share programs penalize the landowner by discounting their labor to near minimum wage and ignoring their owned equipment contribution thus nearly forcing the landowner to pay outside contractors upwards of \$150/hour in order to get the possible 75%/25% cost share. Assuming a total cost of \$100,000, the landowner is still on the hook for \$25,000 assuming that the FSA actually accepts the expenditures. Many repairs don't even qualify, i.e. irrigation pipe losses/structures. NRCS has some existing cost share programs for improvements but are so rigid that they are impractical for many agricultural practices. Considering the FACT that 95% of the damage to the Little Thompson water basin was MAN</p>	<p>Property in imminent danger of re - flooding during spring run off.</p>

	MADE due to negligent/incompetent dam structure placement/construction and subsequent failures, one would think additional unbridled compensation ought to be made available for the damage caused.	
	It continues to be a challenge to fit into "boxes" for loan or gov't approvals because we own the land and live in the home, and lease the acreage to the farm. Irrigation is critical to both.	We use the cabin property from late May to early September  and plan to evaluate the problems at that time.
	The land west of me is owned by Boulder County and left Hand Creek runs through it. The county has done nothing about removing tree debris from the creek. When spring runoff occurs it will definitely affect my neighbors to the east! The county plans I. Doing nothing! Although they are planting more willows along the creek! Go figure! That's the county for you. I live next door to the "Brubaker/Sorrenson open space"	We are disabled senior citizens and very limited with the ability to do any physical repairs ourselves and obviously, have little funds and Fema has denied help with irrigation systems that do not service a community.
	There is a huge gap in assistance for farm related losses due to the flood. Our farm policy covers nothing, our flood policy covers only the house. meanwhile we are working our tails off keeping the agrarian culture going and everyone else is benefitting-our hard work keeps Boulder County beautiful and real estate at a premium for everyone else. We need support!!!!	house and land is gone had no flood insurance.
	There is very little financial assistance for land repair and riverbank stabilization.	The road is used by the Lefthand fire department and is no-longer accessible. They can't get their trucks up here anymore.
	Signed up for FSA/ECP but didn't sign contract because of restrictions and requirements I would have to describe to you.	Sediment removal from creek is the primary unmet need. Approximately 1000cy of material estimated.
	The sand, rock debris deposits are excessive and not covered by Flood insurance. There are places where the deposits are in excess of 10 ft. Boulder County has agreed to use some of this for rebuilding roads upstream but they have as yet used none. B. County and NRCS will be removing some of this debris in their stream work prior to our seasonal runoff this spring. I have left town since my home is not livable now but will return soon to commence this restoration work.	

	<b>Commercial ag</b>	<b>Non-commercial ag</b>
<b>Larimer County</b>		
	When can the river be cleaned up. there are RR ties with creosote and probably other pollutants in the river. Not to mention all the trash	Our work has been discribed as "outside of the scope of work that funds can be applied to"
	State beaucracy seems to be delaying the EQUIP program. ECP is just absurdly slow and won't even evaluate until spring.	We have applied for and been denied an SBA loan. While we have removed, at our own expense, flood damaged portions of the improvements, i.e. wet insualtion, interior wall panels, flooring, we have no funds to replace those items and put the business back into operation. Greg Wild (970) 669-6266
	Serious efforts must be made to ensure Lion's Park "restoration" inflicts no further damage on land across river from the Park (as Greeley did, fall of 2012)	Not in a flood zone but homeowners insurance doesn't cover damages from rain leaking through windows or walls. Nor coverage for soil erosion or mitigation of drainage and flowing water from under basement.

	<b>Commercial ag</b>	<b>Non-commercial ag</b>
<b>Weld County</b>	Biggest concern is rebuilding bank along river before next flood may occur in order to save pasture land.	No responses
	primary problem is removing washed materials off downed fences, cleaning up wire and posts and replacement of damaged fence	
	a lot of fill dirt is needed and this is hard to come by	
	There are many people in agriculture who have lost their source of income for family expenses and to plant next years crops as well as incurring the expense of massive flood clean up.	
	What about the BEET crop, total loss?	

	<b>Commercial Ag</b>	<b>Non-commercial ag</b>
<b>Morgan County</b>	No responses	No responses

	<b>Commercial Ag</b>	<b>Non-commercial ag</b>
<b>Other County</b>	No responses	Our impact was minimal compared to what others have experienced.