

January 26, 2016 -- Property Transaction Proposal

Colorado Parks and Wildlife

Collins Mountain Ranch Perpetual Conservation and Public Access Easements

Rio Blanco County

2,422 acres

5 miles southeast of Meeker

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.

Action Required

Recommend support for the acquisition of a perpetual conservation easement and a perpetual public access easement on the Collins Mountain Ranch property (\$1,800,000 CF for 2,422 acres).

CDC Staff Notes

1. The proposal states that some of the mineral rights were reserved by the United States. Please explain.

It is customary for the United States to reserve some or all of the mineral rights when it grants a patent to an individual or entity.

2. Has the United States had ownership interest in the property in the past?

Yes, beginning in 1898, the United States granted fee title (to one of the parcels) to the first private landowner.

3. What are the specific benefits of the easements, in terms of conservation, public access, wildlife habitat preservation, etc.?

The specific benefits of the conservation and access easement are: 1) Additional lands protected from development in a large area where CPW has invested heavily in other private lands; 2) Important seasonal elk and deer range and elk and deer winter range is protected; 3) Greater sage-grouse habitat is protected; and 4) Additional limited public access will be provided for elk and deer hunting.

4. Is CPW aware of any potential development on or near the property?

No, CPW is not aware of any.

Capital Development Committee January, 2016—Property Transaction Proposal

Department of Natural Resources *Division of Parks and Wildlife*

Action Required	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 conservation easement and a perpetual access easement on real property.
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General Information	
Name	Collins Mountain Ranch
Number of acres	2422
Location	Approximately 5 miles southeast of Meeker
County	Rio Blanco

Costs / Source of Funding			
Purchase Price	\$1,800,000	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 and GOCO Wildlife Purpose
<i>Spending authority has already been approved for this project in the Long Bill.</i>			
	Fiscal Year	2014-15	
	Line Item	Land and Water Acquisitions	
	Appropriation	\$6,500,000	
	Remaining Unexpended Balance	\$2,694,945	
GOCO	GOCO Funds are not appropriated in the Long Bill		
	Fiscal Year	2014-15 - GOCO Wildlife Purpose	
	Line Item	GOCO14150	
	Appropriation	\$3,800,000	
	Remaining Unexpended Balance	\$3,800,000	
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.	
* The Division may alter the source of funds for individual acquisitions based on circumstances that arise in the time period prior to closing.			

Summary of Proposal:

Colorado Parks and Wildlife (CPW) will acquire a perpetual Access Easement and a perpetual Conservation Easement on approximately 2,422 acres of property in Rio Blanco County.

The landowner purchased the property on June 30, 2008 for \$3,500,000.

The property is currently used for livestock grazing, hay production and 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.

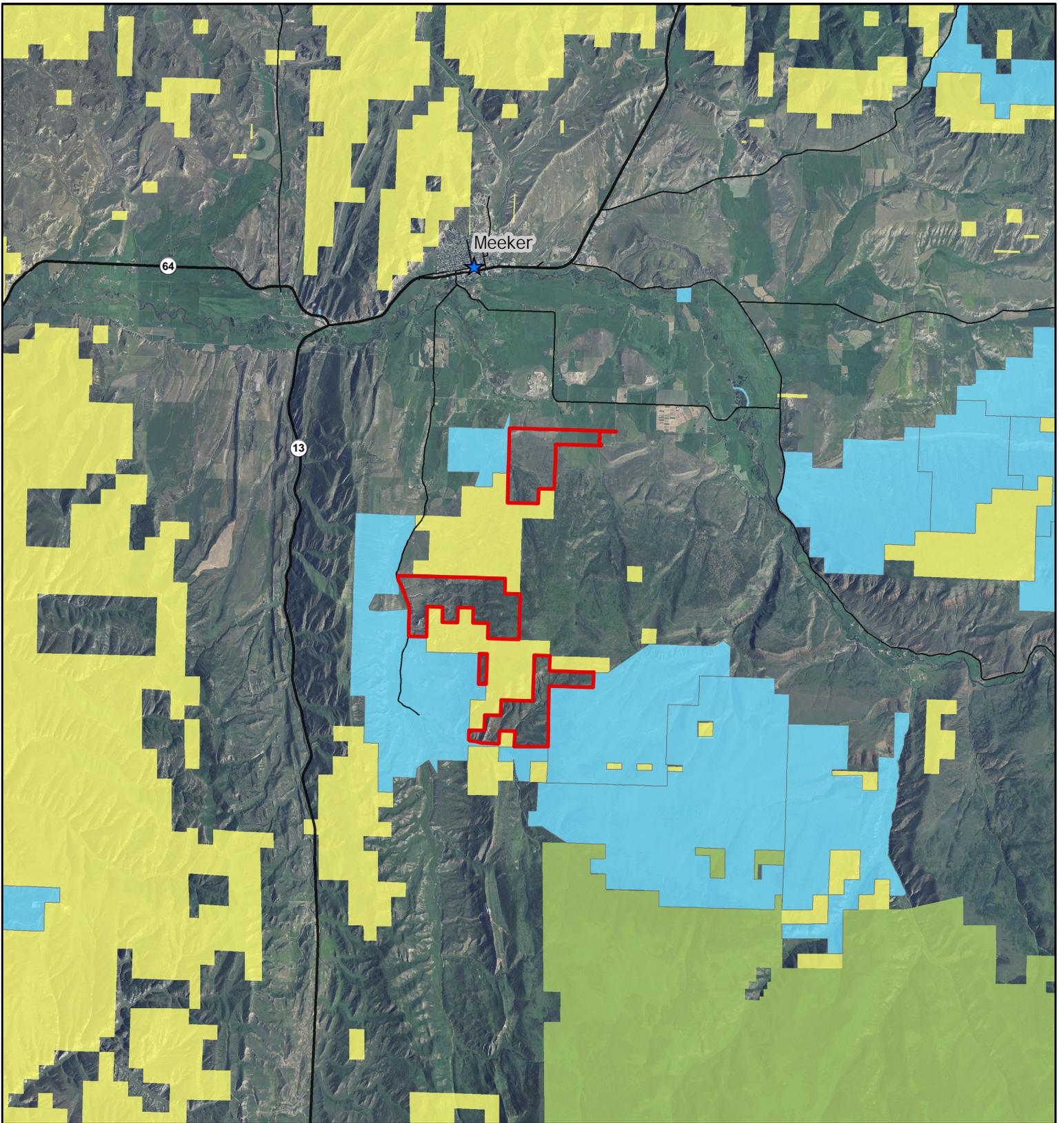
Wind and Solar: A map entitled “SB07-91 Renewable Resource Generation Development Areas” from “Renewable Energy Development Structure,” a report of the Colorado Governor’s Energy Office dated December 2009.

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:

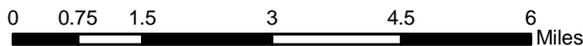
- Maps
- Concurrence letters

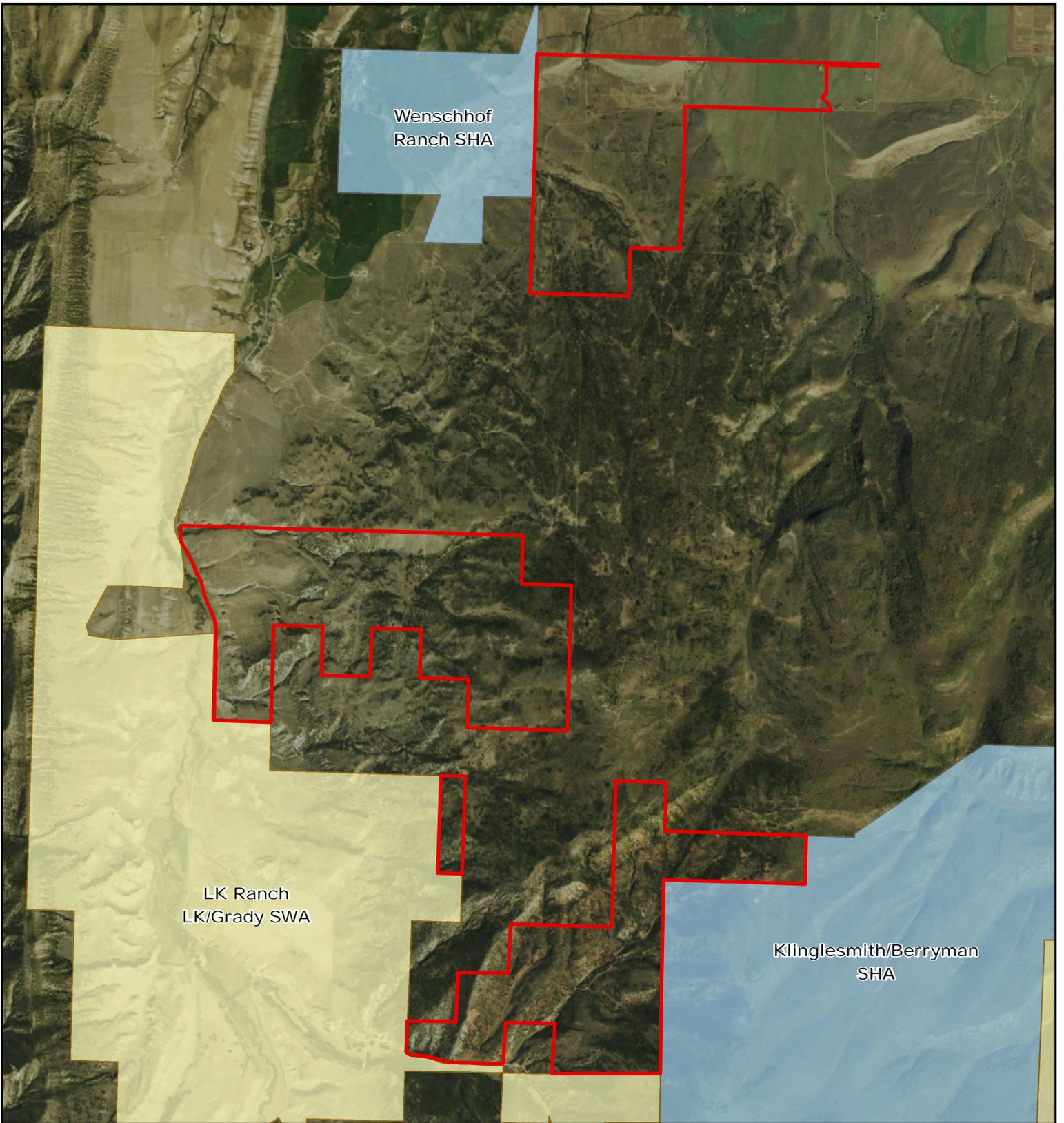


Collins Mountain Ranch SWA
 Project No. 13-066
 Rio Blanco County, Colorado



- Proposed Collins Mountain Ranch SWA
- BLM
- CPW Property and Easements
- USFS

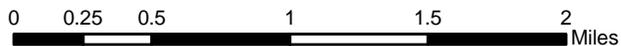




GIS Unit

Collins Mountain Ranch SWA
Project No. 13-066
Rio Blanco County, Colorado

- Proposed Collins Mountain Ranch SWA
- State Wildlife Areas
- State Habitat Area



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 REPRESENTATIVE
State Capitol
Denver
80203

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

Re: Collins Mountain Ranch Conservation Easement with CPW

Dear Bill,

The Colorado Parks and Wildlife and Collins Mountain Ranch are currently in negotiations concerning a conservation easement on a parcel of land in Rio Blanco County. With this agreement, the CPW and landowner would agree to protect some critical wildlife habitat in Rio Blanco County, Colorado.

After consultation with the Rio Blanco County Board of Commissioners, I do not object to the conservation easement between the Colorado Parks and Wildlife and Collins Mountain Ranch.

Bob Rankin, Representative
Colorado House District 57



RIO BLANCO COUNTY
BOARD OF COUNTY COMMISSIONERS
COUNTY ADMIN BUILDING, 200 MAIN
P.O. BOX 1
MEEKER, COLORADO 81641
970-878-9430

Tuesday, December 29, 2015

Bill de Vergie
Colorado Parks and Wildlife
Meeker Service Center
P. O. Box 1181
Meeker, CO 81641

Dear Bill,

Colorado Parks and Wildlife submitted the attached letter requesting support for a conservation easement of approximately 2,422 acres on land currently owned by Tim Collins. The subject property is located approximately 4 miles south of Meeker.

After a review and discussion during a general work session on December 28, 2015, the Board of County Commissioners hereby confirms support of the conservation easement on the subject lands.

If you have any questions, or need anything further, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to be "J. Eskelson".

Jeffrey D. Eskelson, Chairman

Board of County Commissioners, Rio Blanco County

Jeff Eskelson, Chairman

Shawn Bolton

Jon D. Hill