



**CITY OF LARAMIE**

Public Works  
P.O. Box C  
Laramie, WY 82073

Public Works 721-5230  
Utility 721-5280  
FAX (307) 721-5286  
TDD (307) 721-5295

---

**AGENDA**  
**Monolith Ranch Advisory Committee**  
**May 2, 2013, 1:00 PM**  
**405 Grand Ave., Laramie, WY**  
**Annex Conference Room**

---

**The regular meeting of the Monolith Ranch Advisory Committee will meet at the Historic Carnegie Building, 405 Grand Avenue, 1<sup>st</sup> Floor Conference Room.**

**I. ROLL CALL**

Members Present: Cal Van Zee, Paul Rechar, David Evertson, Joe Lord, Jason Sherwood and Vicki Henry

Staff Present: Darren Parkin and Sherryl Schilling

**II. APPROVAL OF AGENDA**

**MOTION BY LORD**, seconded by Sherwood, to approve the agenda. **MOTION CARRIED UNANIMOUSLY.**

**III. APPROVAL OF MINUTES – March 28, 2013**

**MOTION BY RECHAR**, seconded by Lord, to approve the minutes from the March 28, 2013 meeting. **MOTION CARRIED UNANIMOUSLY.**

**IV. NEW BUSINESS**

Sherwood provided copies of the Monolith Ranch 2013 Hunter Management brochures with area map and rules.

**V. OLD BUSINESS**

- A. Standing Report from Parks, Trails and Recreation Master Plan Ad Hoc Advisory Committee  
Lord reported that the committee has voted to curtail discussion of development on the ranch until the water rights are transferred.
- B. Monthly Report from Water Resource Specialist  
Water has been turned onto the ranch. The cows were just moved off yesterday by the pivot, but we don't want to get that wet yet. The water table is high and they are having a hard time working out there. The level ground and the haul ditches have been running for a few weeks. We are getting some nice irrigation water spread out there. Everything that has not had water yet has been drug, fertilized and is ready to go.

The snow pack report shows that we are at about 98% on the Laramie River so there has been improvement this month. He thinks it should be a good year for the water.

They have identified 5.7 miles of perimeter fence that is in tough shape. He will get bids this month. He thinks he has enough budget to complete 3.5 miles of fencing.

The data loggers have been installed and are working. The ditches have all been cleaned. Mr. Simpson, the irrigator, is working out well.

The flow meter at Simpson Wells is sunk, submerged and needs to be reset. Van Zee said they are waiting for the weather. Weston Engineering and Greg O'Donnell will get together. There is a transducer on it and are taking readings.

Gary Sanchez will come out with the sewer jet to clean out the culvert on Hwy 230.

C. Pivot Update

The new pivot is up and erected, it is movable, the GPS has been synced, but there is no water to it. The new pump has been delivered, it has not been installed. The equipment has been delivered; the weather has slowed down the installation process. The dirt work has been slow due to snow. The work that has been done looks very good. We are on schedule.

D. Simpson Springs House – Home Inspection – David Clark, City Attorney

Clark reviewed the contract and the Simpson Springs house is included in the contract. He and the inspector talked about what has to be done to bring the structure into a condition of habitability and into code.

There are two years left on this contract (2015) and then we can say that the house has gone off the contract. We can write an addendum to the contract and see what we come up with. It would be worthwhile to have a discussion about the dollars that it would take to bring it into code. The roof needs to be replaced and the electrical system needs to be updated. There are three additions on the house and they have three different eras of wiring. The baseline is bare wire, properly installed. The problem is that if we touch it, we have to change it out.

His recommendation would be to talk to Stanley Baer. He will send a copy of the inspection report to Mr. Baer.

E. Simpson Springs Well Report

Rechard asked for a status report on Weston. Van Zee reported that it is completed. The retainage has been released.

F. Report on Lease Terms and Receivables

Henry said she has done research and understands how AUMs are determined. She feels that the City is getting a fair price under the current lease.

- AUM – animal unit per month
- AUM is normally a 1,000 pound cow with suckling calf that will consume 26 pounds of dry forage a day, multiply that per month to determine how much forage they need on the ground to support that unit
- Yearlings eat less
- There is no grass to eat during January – April, the lessee will supplement feed during that time

**VI. SET DATE FOR NEXT MEETING**

The next meeting was set for August 1, 2013, at 1:00 pm. A tour of the ranch was requested.

**VII. SET AGENDA FOR NEXT MEETING**

- A. Standing Report from Parks, Trails and Recreation Master Plan Ad Hoc Advisory Committee
- B. Monthly Report from Water Resource Specialist
- C. Pivot Update
- D. Simpson Springs House – Home Inspection

**VIII. ADJOURNMENT**

**MOTION BY LORD**, seconded by Evertson, to adjourn the meeting. **MOTION CARRIED UNANIMOUSLY.** The meeting adjourned at 1:45 pm.

Respectfully Submitted,

APPROVED BY CITY COUNCIL

s/ *Sherryl Schilling*  
Acting Secretary to the Ranch Advisory Committee

\_\_\_\_\_September 3, 2013\_\_\_\_\_  
Date