
MINUTES
Monolith Ranch Advisory Committee
January 15, 2015, 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, 1st Floor Conference Room.

I. INTRODUCTION of new committee member Jayne Pearce by Joe Lord.

II. ROLL CALL

Members Present: Paul Rechar, Joe Lord, Jason Sherwood, Jayne Pearce and David Evertson

Staff Present: Danielle Brewer, Earl Smith, Dave Derragon and Darren Parkin

Absent: Cal Van Zee

III. APPROVAL OF AGENDA

Additional item brought to the attention by Darren Parkin to add item (F) under old business, asking for council or Dave Derragon to provide an update on Feeding Laramie Valley.

MOTION BY Rechar, seconded by Lord, to approve the agenda with the additional item (F) – Feeding Laramie Valley update to be added under old business. **MOTION CARRIED UNANIMOUSLY.**

IV. APPROVAL OF MINUTES

MOTION BY Rechar, seconded by Lord, to approve the minutes from the November 13, 2014 meeting as sent via email. **MOTION CARRIED UNANIMOUSLY.**

V. NEW BUSINESS

None reported at this time

VI. OLD BUSINESS

A. Lease Negotiations

The lease negotiation report was presented by Darren Parkin. The draft lease was sent out to the RAC subcommittee for review and is presently out for legal review, with a return date from legal sometime this week. There were two draft versions of the lease created: one had the City housing in it and the other took City housing out of the lease; however, both versions were sent to legal for review. Once those draft leases are returned, a decision will need to be made whether or not to include housing in the lease; in past discussions, it has been the consensus of the RAC to remove the housing from the lease. City inspectors will be going out within the next month to inspect the Hunziker house and the main ranch house as the old Go Forth house (abandoned) and the Simpson Springs house have been previously inspected. If these other two houses pass inspection, this could provide reasoning to leave the houses within the lease. Once the lease has been returned from legal review, the timeframe to get the lease to Stanley is immediate as he is eager to see what the lease contains and be able to start the lease negotiation phase. It is Darren's recommendation to hold another Ranch Advisory Committee meeting next month to view a presentation from Stanley as part of the ranch update and negotiation process.

Floor was open for discussion regarding; who will attend the lessee presentation, utility and maintenance responsibilities, statement regarding housing liability that is out for legal review and clarification on the fencing responsibility.

MOTION BY EVERTSON, seconded by Rechar, to meet as a group next month to hear Stanley's presentation and make a recommendation to council. **MOTION CARRIED UNANIMOUSLY.**

B. Standing Report from Parks, Trails and Recreation Master Plan Ad Hoc Advisory Committee

Joe Lord provided an update from the Ad Hoc advisory committee. The committee has been receiving many comments from people living outside city limits; the main issue being county residents do not want the

proposals on their boundaries. The committee is meeting bi-weekly; however, there have not been enough voting members to hold a quorum.

C. Quarterly Report from Water Resource Manager

The alfalfa field is going to get replanted this spring; discussion with the lessee regarding planting half this year and half next year, or planting a roundup ready alfalfa were turned down. Ideally the City wants the alfalfa field to be all the same age throughout the life of the lease. The alfalfa will be farmed by ripping and discing the field twice and then planted – this process will begin the first part of May. We will be putting a cover crop in with the alfalfa, likely to be oats; however, as the cover crop goes to the lessee it will be a mutual decision. Water usage in the pivot might not be as high this year, because you will not need to water nearly as much as you would a hay crop, and the water will need to be shut off earlier for the crop to mature and dry out to be combined.

There has been no further movement on the Bath Quarry expansion; however, we still anticipate Mountain Cement will have their application in to DEQ this March. We do have legal representation keeping an eye on this matter for the City; at this point in time we are looking at losing 480 +/- grazing acres (with no water rights) off the ranch for the next 50-70 years.

There have been meetings regarding City Ranch Road with law firm Nicholas & Tangeman regarding the Paddock's subdivision. Nicholas & Tangeman would like City Ranch Road, which is City owned and on City property, to become a county road for access to the Paddock's and eliminate their current access off Howe Road. This is all still in the preliminary negotiation stage. There is some worry regarding the irrigating infrastructure and an exit pump on the Hunziker hay meadow that could be affected by this.

Other updates on the ranch include: head gate that backs water up into the pivot pond washed/rusted out – receiving some quotes to fix, the crossing across the haul road ditch onto the Bath Ranch has collapsed and quotes are being obtained to get it fixed; the quotes for the removal of old iron and wood on the Hunziker place are limited; the ranch tractor has been traded off and a backhoe was transferred in from Solid Waste so the ditch cleaning and dirt work can be performed; new flumes will be priced out at the end of the month to replace flumes on Harney Creek; and the snow report is 83 percent of normal on the Laramie River as of today.

D. Pivot Update from Water Resource Manager

The funding to finish the pivot has expired; however, Dave Derragon has found funding to finish the project. P Diamond's contract has been terminated. L&M Irrigation out of Lingle has been contacted; they will be out to look at the issues with the pivot the first part of next week.

E. Titus Survey Update from Water Resource Manager

HDR, out of Cheyenne, is under contract on this project – WWC is their sub. An initial discussion meeting is scheduled with Jeff Fasset and Phil Stump on the 23rd to get the project going.

F. Feeding Laramie Valley Update – Jayne Pearce

The council has a letter of intent to work with Feeding Laramie Valley and there will be a final decision made in February or March. The vote count with council was eight to one to submit the information regarding the concept paper for Feeding Laramie Valley and working with Americorp. There was no discussion as how the ranch would be affected as there have been some changes since the representative spoke with this committee. Further information needs to be gathered by the representative before more action can be taken.

VII. OTHER BUSINESS

None reported at this time.

VIII. DATE FOR NEXT MEETING

The next meeting is set for February 12, at 1:00 pm.

IX. AGENDA FOR NEXT MEETING

A. Presentation from lessee Stanley

X. ADJOURNMENT

The meeting adjourned at 2:16 pm.

Respectfully Submitted,

APPROVED BY CITY COUNCIL

S/Danielle Brewer

Secretary
Ranch Advisory Committee

Date