
MINUTES
Monolith Ranch Advisory Committee
February 12, 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. ROLL CALL

Members Present: Paul Rechar, Joe Lord, Jason Sherwood, and David Evertson
Staff Present: Karen Tangeman, Earl Smith, Dave Derragon and Darren Parkin
Absent: Cal Van Zee, Jayne Pearce
Guests Present: Stanley Behr and Bob Coreless representing Fessler Farms and Behr Livestock (current lessee)

II. APPROVAL OF AGENDA

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

III. APPROVAL OF MINUTES

MOTION BY Evertson, seconded by Rechar, to approve the minutes from the January 15, 2015 meeting as sent via email. **MOTION CARRIED UNANIMOUSLY.**

IV. NEW BUSINESS

None reported at this time

V. OLD BUSINESS

A. Presentation from Current Lessee – Stanley Behr

Darren Parkin introduced current lessee, Stanley Behr. The lease negotiations have begun and the committee would like to hear an over view of the operations at the ranch and how things will proceed in the future. The first lease negotiation meeting was held a few days ago between the City and Stanley with a productive outcome. The legal review of the lease provided returned very minimal changes, miscellaneous wording needed to be changed but nothing that legal review brought forward for critical attention. The lease the committee reviewed went straight to Stanley and Bob.

It has been some time since Stanley has come before the committee. Stanley's report on the ranch is as follows:

- The range is in very good shape, as a result of the moisture the ranch received last summer. Due to the previous drought, the grass was given time to heal up. None of the pastures were over stocked so there would be more than average grass going into next year. Although we received good rain, it made it a challenge to make the hay. The end result was all the hay was put up but none without rain, as a whole the hay this year is poor quality. Continuing with the normal program, the hay is baled, steers are brought in the meadows during the fall and the hay is fed back on the meadows, which in turn distributes the manure right back onto the meadow for fertilization. The best parts of the meadows, including the pivot, do receive additional fertilizer.
- Bigger steers will be brought in this year due to the quality of the hay. Bigger steers are able to process the hay quality better. Due to the fact that half of the hay contains high levels of sulfur, a blend of the hay from the flat ground and pivot, containing no sulfur, is fed out. To level out, the cake fed out contains high levels of thymine. Almost all the hay is turned around and fed on the ranch; however, some is hauled to the feed lots for grinding – this contains the hay that is just too poor to feed out. This seems to be the proper program for the resources that are available on the ranch.
- The recent purchase the City made of 160 acres, that the quarry pasture surrounds, has turned out to be a very valuable asset because off the gravel pit on that site. Stanley brought in a gravel truck and

back hoe and have hauled approximately 30 loads of gravel off that site and is being used to build up the roads that needed maintenance, and bank up the tanks.

- Bob oversees that fencing process that occurs on the ranch. Two years ago the City allowed exterior fencing to take place, approximately two miles on the north end of the ranch on the Pioneer pasture, running north/south. The fencing was accomplished which in turn made a couple neighbors very pleased and thankful. Moving forward, we are looking at a few more sections that might spread out over a couple of years, those being down by the Simpson Springs area and the southern part of the ranch; adjoining Roger Lorenze's land. Interior fencing continues to get repaired as needed by the lessee. Currently metal gates and posts are being installed to allow for easier access as opposed to the wire gates.
- Hunting on the ranch has brought a little conflict between the hunters and the staff. Staff would like some clarification regarding the programs on the ranch so all parties can be on the same page. There is a bit of a feeling that the hunters were not showing respect towards the staff and the parking by the hunters was an issue; however, nothing that was not resolved. A meeting is in the works for this spring between staff, ranch staff and Game and Fish, so all parties involved are on the same page. Also there is a meeting at Fire Station 3 on Friday, February 13, 2015 at 6:00 p.m. for all land owners in the south Laramie district with the Game and Fish warden to discuss hunting seasons, how last season went, etc.
- With spring coming, the irrigation ditches will need to be cleaned out again. This is done in conjunction with Darren and ranch staff. The lessee can provide the equipment but the landfill may have a back hoe the ranch staff might use.
- Three years ago with the mountain snow pack, a great deal of the ranch around headquarters becomes a lake of water and washes many of the roads out. Resources were pulled together and the City paid for road base and rock (~ \$11,000 in material) with Stanley providing the equipment and the labor (~ two weeks worth). The inner part of what washed away was filled with a clay type material and was wrapped in road base and stone. Last spring, with the snow pack, the water flooded just as bad and the repairs made held up with minor repairs needing to be made.

Challenges in the future on the ranch from Stanley's perspective include:

- There are some very poor exterior fences that the City is addressing, the pivot needs to be up and running, the housing continues to have many questions and making them safe and in a usable condition. The biggest challenge the ranch will face is trying to find a balance between maintaining the land as an agricultural operation, maintaining the water rights and find a balance with recreational use (i.e., Feeding Laramie Valley). Stanley would be disappointed to see the Hunziker acreage leave his portion of the lease.
- With the Bath Ranch being for sale, if the City were to buy the property, there would be no negative effect on the current ranch.

Derragon reported the inspections are completed on the houses located on the ranch; however, we have not seen a final report. The staff that went out for the inspection provided assurance there are remedies for some of the concerns the committee had. The houses are not as in bad of shape as originally lead to believe. From the risk management perspective there is a comfort level in working with Stanley on a longer term plan for doing improvements; they are okay to leave in the leave with a plan (Simpson, Hunziker and River Ranch houses) to move forward and bring them up to life safety. The cost for electrical and roofing should cost a few thousand per house.

VI. OTHER BUSINESS

Updates from Darren include: flumes will be ordered out of Greeley to have on hand at the ranch. The seasonal irrigator will need to be advertised the first of March. The center pivot is being worked on currently by L&M Irrigation, with solutions to past problems being taken care of. The alfalfa will be replanted this spring on the pivot. There are negotiations with Stanley on the process taken in getting it replanted. All alfalfa will be taken off this season.

VII. DATE FOR NEXT MEETING

The next meeting is set for April 2, 2015, at 1:00 pm.

VIII. AGENDA FOR NEXT MEETING

- A. OMA/PRA B&C annual training presented by Paula Wilson-Cazier
- B. Lease negotiation update
- C. House inspections update

- D.** Feeding Laramie Valley update
- E.** Standing Report from Parks, Trails and Recreation Master Plan Ad Hoc Advisory Committee
- F.** Hunter Management Plan update from Jason Sherwood
- G.** Quarterly Report from Water Resource Specialist
- H.** Pivot Update from Water Resource Specialist
- I.** Titus Survey Update from Water Resource Specialist

IX. ADJOURNMENT

Respectfully Submitted,

APPROVED BY CITY COUNCIL

S/Danielle Brewer

Secretary
Ranch Advisory Committee

Date