

Ranch Report for 2012-2014

11-19-14



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Director of Parks & Recreation/Library

Management Statement

The Alamosa City Ranch will be managed to promote:

- an active cattle ranching operation

AND

- provide exceptional outdoor recreation and education opportunities

WHILE

- protecting its natural, historical, and agricultural resources.

Goals:

- Manage selected units to support an active cattle ranching operation.
- Maintain flexibility for use of the property to be able to meet future economic and civic needs, including a supply of water for future use.
- Preserve elements of Alamosa's ecological and cultural heritage for the benefit of future generations.
- Provide continued and increased recreational opportunities on the property including: trails, wildlife viewing, fishing, camping, and environmental education.

Lease

- Current ranch lease agreement was entered into on April 2012 with Alan Simpson.
- Lease term shall be one year from April 1 to March 31.
- Lease renews annually until either party sends written notice to the other party 180 days prior to the renewal date to cancel the lease, or upon a mutual agreement to not renew the lease.

Lease *(cont.)*

- Lease is non-transferable.
- Lease rent set at \$10,000.00 per year
 - \$5,000.00 on or before March 1 and an additional \$5,000.00 on or before October 1
- Lease limits the number of animal units (AU) to 200. One AU equals one adult cow with one calf up to 6 months old.

Lease *(cont.)*

- City Responsibilities
 - materials necessary for fence repairs and approved new fencing
 - water assessments
 - replacement, when necessary, and major repairs, as needed, for headgates, diversion boxes, and other irrigation structures

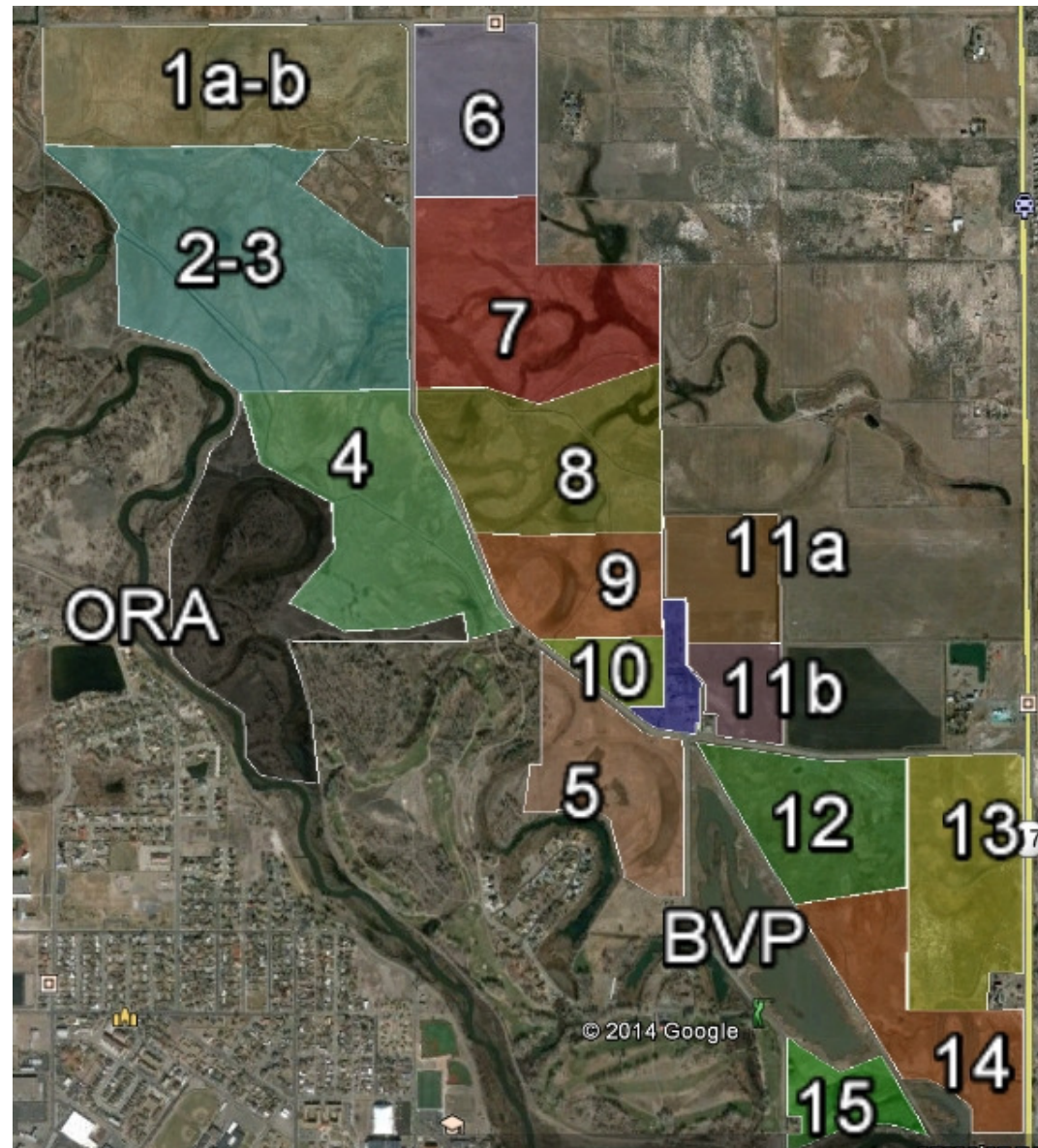
Lease *(cont.)*

- Lessee Responsibilities
 - maintain all water irrigation ditches and equipment, and to provide routine maintenance for headgates and diversion boxes
 - maintain all fences and gates; labor for new, approved fencing
 - cost for equipment, fuel, supplies, fertilizer, insecticides, herbicides, seed, and the like, for crop production

Ranch Management Units *(1,018 acres)*

<u>Unit #</u>	<u>Acreage</u>
1	117
2-3	162
4	102
5	57
6	57
7	103
8	85
9	45
10	15
11A	36
11B	21
12	60
13	75
14	60
15	23

Ranch Management Units (cont.)



2012 Summary

- 160 AUs with 6-10 bulls for most of the year
- Fall: approximately 70 weaned calves remain as running bred calves to replace older cows.
 - Alternate pastures between ranch and adjacent pasture properties.
- Forage production:
 - 122 bales – grass/hay (91.5 tons)
 - 20 bales – alfalfa/grass (18 tons)
- Parks Expenditures
 - Irrigation Structures - \$5,500
 - Fencing Materials - \$1,895

2012 Summary *(cont.)*

- Parks Staff
 - assisted in the installation of new head gates and diversion culverts in order to improve the ranch irrigation systems
 - monitor flow backs to Rio Grande
- Major Event
 - established Blanca Vista Park
 - Removed 67.5 acres from ranch

2013 Summary

- 188 AUs with 10 bulls for most of the year
- Fall: approximately 70 weaned calves remain as running bred calves to replace older cows.
 - Alternate pastures between ranch and adjacent pasture properties.
- Forage production:
 - 20 bales – alfalfa/grass (18 tons)

2013 Summary *(cont.)*

- Major Lessee Activities
 - Some weed spraying and mechanical weed control
 - Fencing replaced east and north sides of Unit 1
 - Excavated and rebuilt ditch running along the west border of Unit 12 & 14
 - Cleaned out ditch running along east border of Units 12 & 14
 - Excavated and rebuilt ditch running through Unit 2-3

2013 Summary *(cont.)*

- Parks Expenditures
 - Irrigation Structures - \$8,090
 - Fencing Materials - \$3,660
- Parks Staff
 - targeted weed spraying on small ranch areas
 - roadside mowing
 - monitor flow backs to Rio Grande

2013 Summary *(cont.)*

- Major Event
 - established Oxbow Recreation Area
 - Removed 107 acres from ranch

2014 Summary

- 130 AUs with 6-10 bulls for most of the year
- Fall: approximately 70 weaned Calves remain as running bred calves to replace older cows.
 - Alternate pastures between ranch and adjacent pasture properties.
- No forage production – left units 5, 6, 7, & 14 fallow during the summer in lieu of harvesting forage

2014 Summary *(cont.)*

- Major Lessee Activities
 - Sprayed units 11a/b
 - prepping ground for grass seeding in 2015 (\$1,500 – no cost to City)
 - Installed two ditch crossings (wood and concrete) in Unit 2-3
 - no cost to City

2014 Summary *(cont.)*

- Parks Expenditures
 - Headgate - \$850
 - Upgrade Dairy Well - \$3,130
 - Pump house and new line to Jean Maddux - \$3,500 (Public Works)
 - Fencing Materials - \$2,500 *(pending)*

2014 Summary *(cont.)*

- Parks Staff
 - targeted weed spraying on small ranch areas and roadways
 - roadside mowing
 - monitor flow backs to Rio Grande
 - surveying ranch for noxious weeds *(on going)*

2015-16 Prioritized Projects

(\$7,500 budgeted annually)

1. Install beaver fencing (x2) and 40' of 32" culvert in Unit 2-3 (\$1,500)
2. Replace diversion gate prior to entering Unit 1 (\$800) (*cost share with adjacent property owner*)
3. Replace and install longer 40' culvert in Unit 1 in conjunction with item #2 (\$1,500)
4. Install two slide gates in Unit 2-3 (\$800)
5. Reseed Units 11a/b with pasture grass mix (*\$1,500 paid by lessee*)
6. Replace fencing (1,900 feet) NE section of Unit 2-3 (\$1,900)
7. Move fencing in Unit 13 to separate Unit 12 and 14 as envisioned in the Management Plan (\$0)
8. Replace fencing (2,000 feet) NE section of Unit 7 (\$2,000)
9. Replace fencing (2,800 feet) east side of Unit 4 (\$2,800)