

Jun. 22, 2009 -- Property Transaction Proposal**Division of Wildlife***Andrick Ponds State Wildlife Area*

Morgan

711 acres

About 15 miles northwest of Fort Morgan, southwest of
Jackson Lake State Park

Section 33-1-105 (3)(a), C.R.S. states:

In the event that the [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 transaction without considering the recommendations of the CDC, if such recommendations are timely made.

The required report is attached. CDC staff's questions about the report are listed below.

Action Required

Recommend support of the acquisition of the Andricks Pond State Wildlife Area (\$3,250,000 CF, including \$1,625,000 Habitat Stamp funds and \$1,625,000 GOCO funds, for 711 acres).

CDC Staff Questions

1. Does the project purchase the Centennial Hunt Club or just the lands owned by the hunt club?

The Division is purchasing the property not the Club.

2. Will the hunt club continue operation by a private owner/operator?

The Division is unaware of the intentions of the Club owner(s) or whether they have other property on which to operate the Club.

3. Will waterfowl hunting still be permitted on the property?

Yes. The management of this property will continue to maintain and enhance the quality waterfowl hunting experience. It will be managed to enhance migrating and nesting waterfowl in the spring and fall, and for watchable wildlife.

4. Please explain how the \$30,000 in annual operating costs will be allocated.

There was an error on the PTP form DOW submitted and that error was that the \$30,000 will be spent for development costs including designing and constructing property identification, regulation, information, check-stations, and boundary signs and not operations and maintenance. It will also include installation of several parking lots, signs identifying the hunting areas, paths for accessing the hunting areas, boundary fences where necessary, clean up of railroad ties (estimated at \$5,000 - \$10,000) and other miscellaneous development around the cabin, replacement of several culverts and small water control structures.

The annual operating costs will actually be about \$15,000 which would be spent maintaining ditches and running water on a six to eleven month schedule which includes measuring and monitoring water flow, removing debris, silt, and sand, running aerators, maintaining headgates, installing and then later removing a sand dam across Riverside ditch to increase water levels to flow into ditches, mowing parking lots and paths, planting and maintaining habitat and food plots. Because the property is 40 miles from many of the other Area 3 SWAs, equipment will need to be trucked to the property when needed and then returned to other SWAs. Some equipment will need to be purchased and kept on site for maintenance of the property including a temporary 4X4 pickup truck, ATV, and numerous small tools and equipment. Secure storage of this equipment will also be necessary at least on a seasonal basis.



Capital Development Committee June 22, 2009—Property Transaction Proposal

Department of Natural Resources
Division of Wildlife

Action Required		Pursuant to C.R.S. 33-1-105(3)(a), recommend to the Colorado Wildlife Commission support for the Division of Wildlife's proposal to acquire in fee title	
General Information			
Name	Andrick Ponds SWA		
Number of acres	711 acres		
Location	The Centennial Hunt Club is comprised of 711 acres located within Colorado's "Golden Triangle" of waterfowling defined by the Empire Reservoir, Riverside Reservoir, and Jackson Reservoir.		
County	Morgan		
Costs / Source of Funding			
Purchase Price	\$3,250,000	Funding Source*	Funding Habitat Stamp and GOCO – will be a 50:50 split between the two sources.
Wildlife Cash – Habitat Stamp	Spending authority has already been approved for this project in the Long Bill.		
	Fiscal Year	07-08	
	Line Item	Property Acquisition	
	Appropriation	\$6,500,000	
	Remaining Unexpended Balance	\$3,030,180	
GOCO	GOCO funds are not appropriated in the Long Bill		
	Fiscal Year	GOCO Resolution Dec. 2007	
	Grant	GOCO08729	
	Grant Amount	\$12,000,000	
	Remaining Unexpended Balance	\$9,056,692.50	
Annual Operation Costs	\$30,000	The annual operations costs will come from the Wildlife Management Line Item under the Division Operations Group in the Long Bill.	

Summary of Proposal

Strategically located in the center of a landscape consisting of more than 10,000 acres of protected or publicly owned property, this project figures significantly in Ducks Unlimited and Colorado Open Lands' recent "South Platte Conservation Initiative" Legacy concept paper

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application to GOCO. Colorado Open Lands has recently preserved a dozen private parcels in the immediate vicinity of the property, consisting of nearly 2,800 acres of private land encumbered by conservation easements. In addition, Ducks Unlimited and the Centennial Land Trust have been active in the vicinity of Jackson Lake for some time, and have collectively preserved more than 3,100 acres of private land with conservation easements.

The lakes, ponds and other water features on the Club Property are maintained using the Andricks' water rights with a 1978 priority date, which are delivered through Riverside Irrigation District facilities. The rights are decreed for livestock, piscatorial, wildlife habitat and recreational uses. The water rights also supply water to a shared recharge plan, decreed in Case No. W-2919 on April 1, 1986, (which is a relatively senior recharge plan) whereby the water is delivered to 15 ponds on the Club Property and to 15 ponds on adjacent property to return as groundwater accretions to the South Platte River for which augmentation credits are received. By agreement, the augmentation credits are split between Riverside Irrigation District (60%) and the two property/water owner's (20% each). As of two years ago, it was estimated that the Andricks had 3,658 acre-feet of augmentation water stored in the aquifer; the water reaches the river at a rate of 240 acre-feet per year.

The property is rolling topography with mixed groundcover including open water, wetland vegetation, grassland, sand sage and open woodland. Water features are scattered throughout the property in an assortment of potholes, ponds, lakes, sloughs, and ditches; each specially designed and managed to attract and support different types of water birds and waterfowl species. Some 20-50 water bodies are on the property, depending on water availability and management objectives, ranging in size from potholes to a 25-acre lake.

According to the maps referenced below, the Property generally lies outside the scope of any Wind, Geothermal and Solar energy potential.

Solar: July, 2007 National Renewable Energy Laboratory (NREL), US Dept. of Energy;

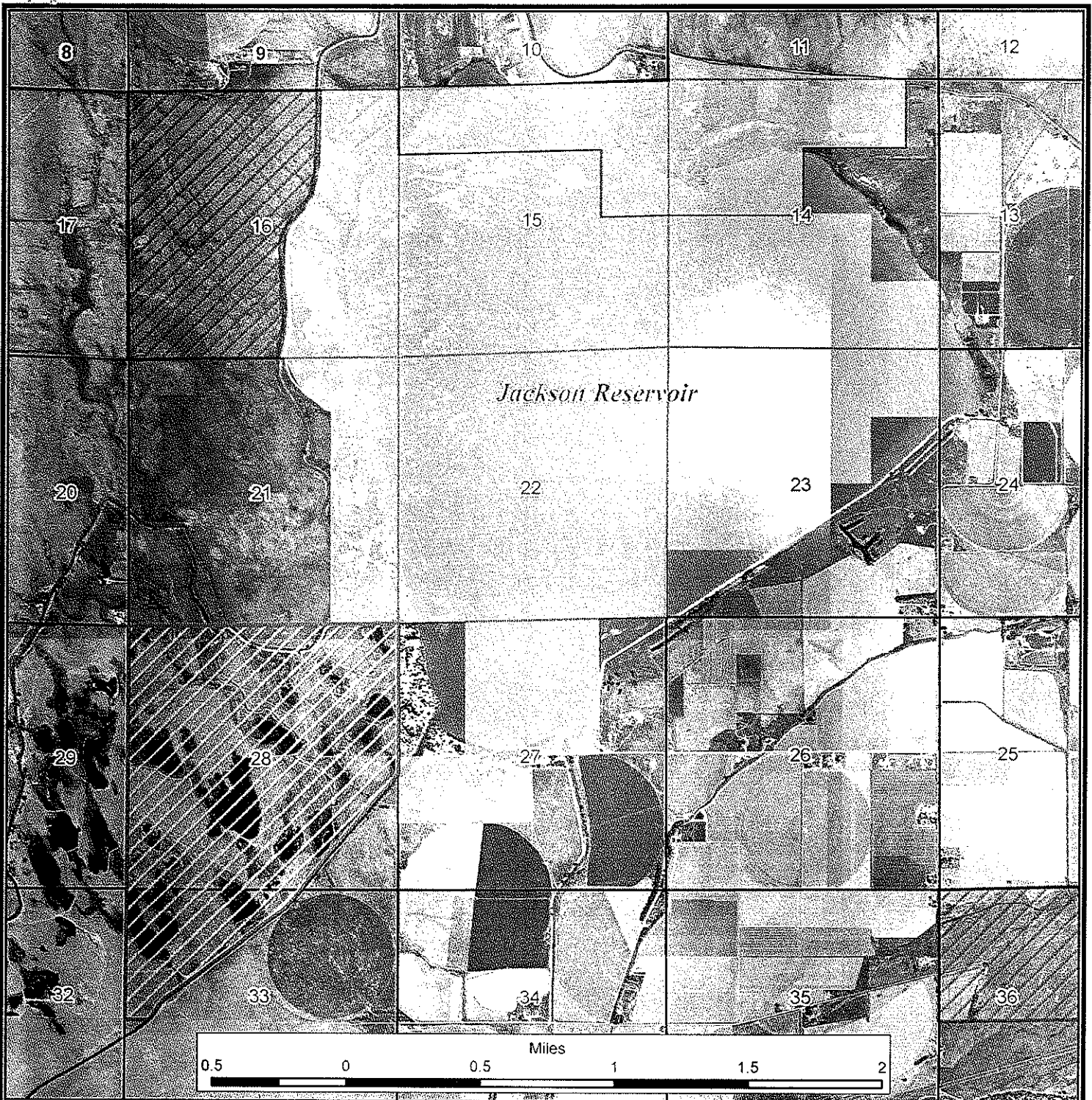
Geothermal: November, 2003 US Department of Energy, Office of Energy Efficiency and Renewable Energy, Geothermal Technologies Program;

Wind: March, 2004, Colorado Governor's Office of Energy Management and Conservation, from US Department of Energy, National Renewable Energy Laboratory.





The mineral estate is partially or wholly severed. Because this is a fee title acquisition, the rights and policies of the Division of Wildlife would determine any development of any wind, solar, geothermal, mineral, or any other resources which may be on the property.

Attachments:

- Map
- Concurrence letters



**Andrick Property - Proposed Fee Title Acquisition
Project #07-053**

-  Andrick (aka Centennial Hunt Club)
-  State Parks & State Land Board
-  CDOW
-  State Land Board



WildlifeGIS



Mapped By: Dawn Brownne
 CDOW Wildlife GIS Group
 Projection: UTM, Zone 13
 Datum: NAD 1983
 Date: July 2008

