

THE TRUST *for* PUBLIC LAND

CONSERVING LAND FOR PEOPLE



ARAPAHOE COUNTY  
OPEN SPACES

# Why Conserve Colorado's High Plains?



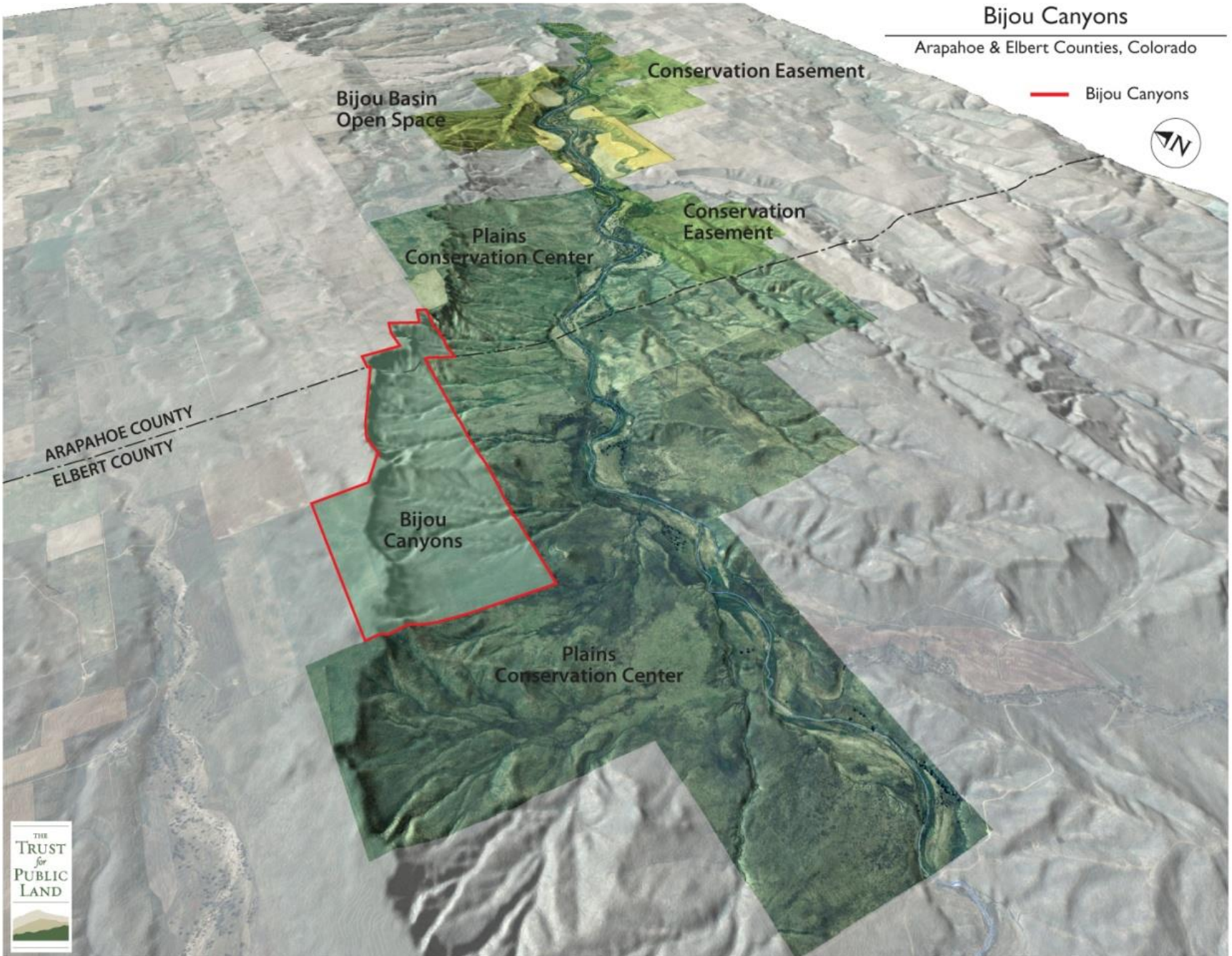
# Landscape Threats



# Bijou Canyons

Arapahoe & Elbert Counties, Colorado

 Bijou Canyons



# Combining Conservation & Education



# Combining Conservation & Education



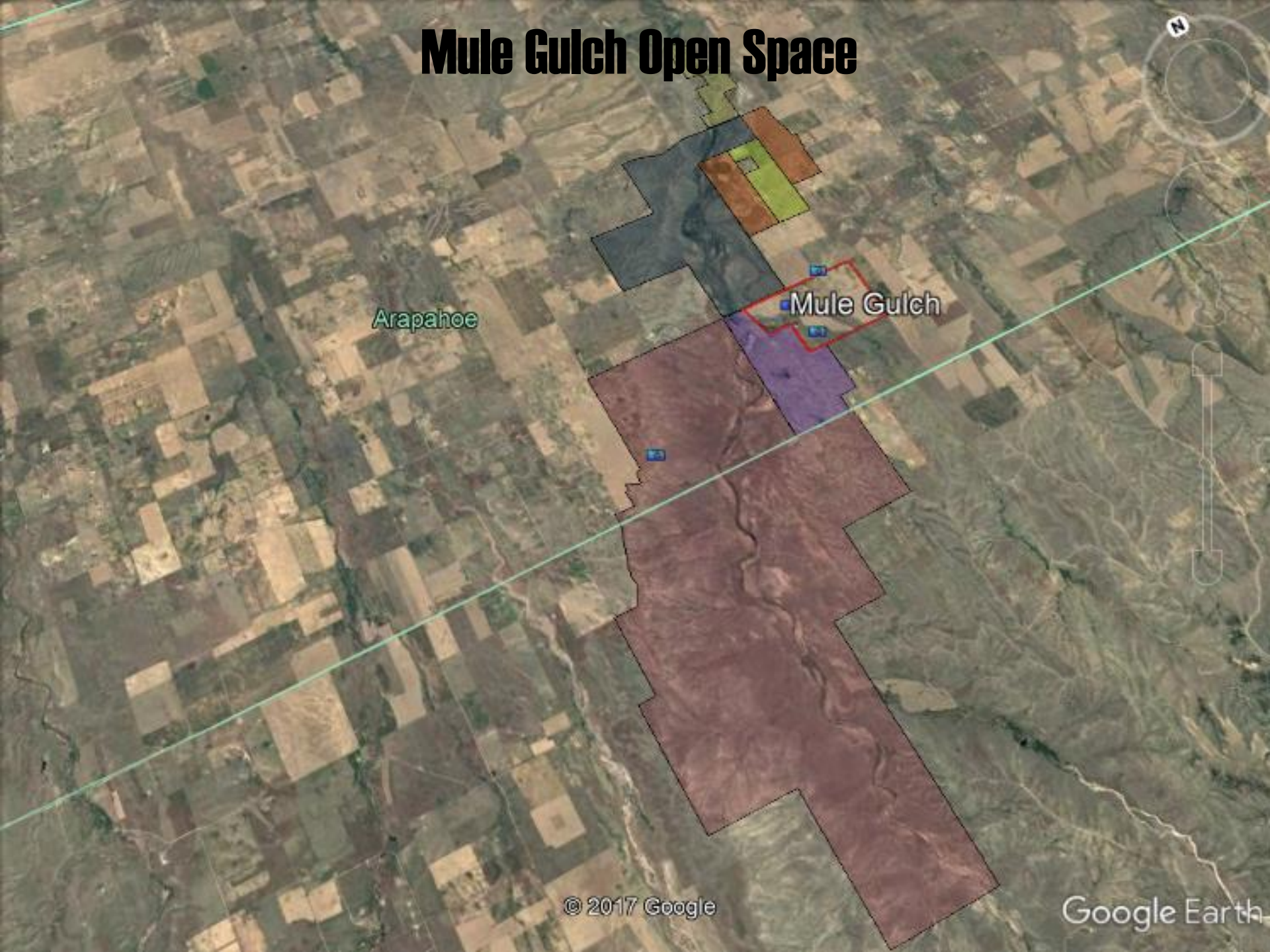
# Funding Partners: Uniqueness of Project



# Mule Gulch Open Space

Arapahoe

Mule Gulch







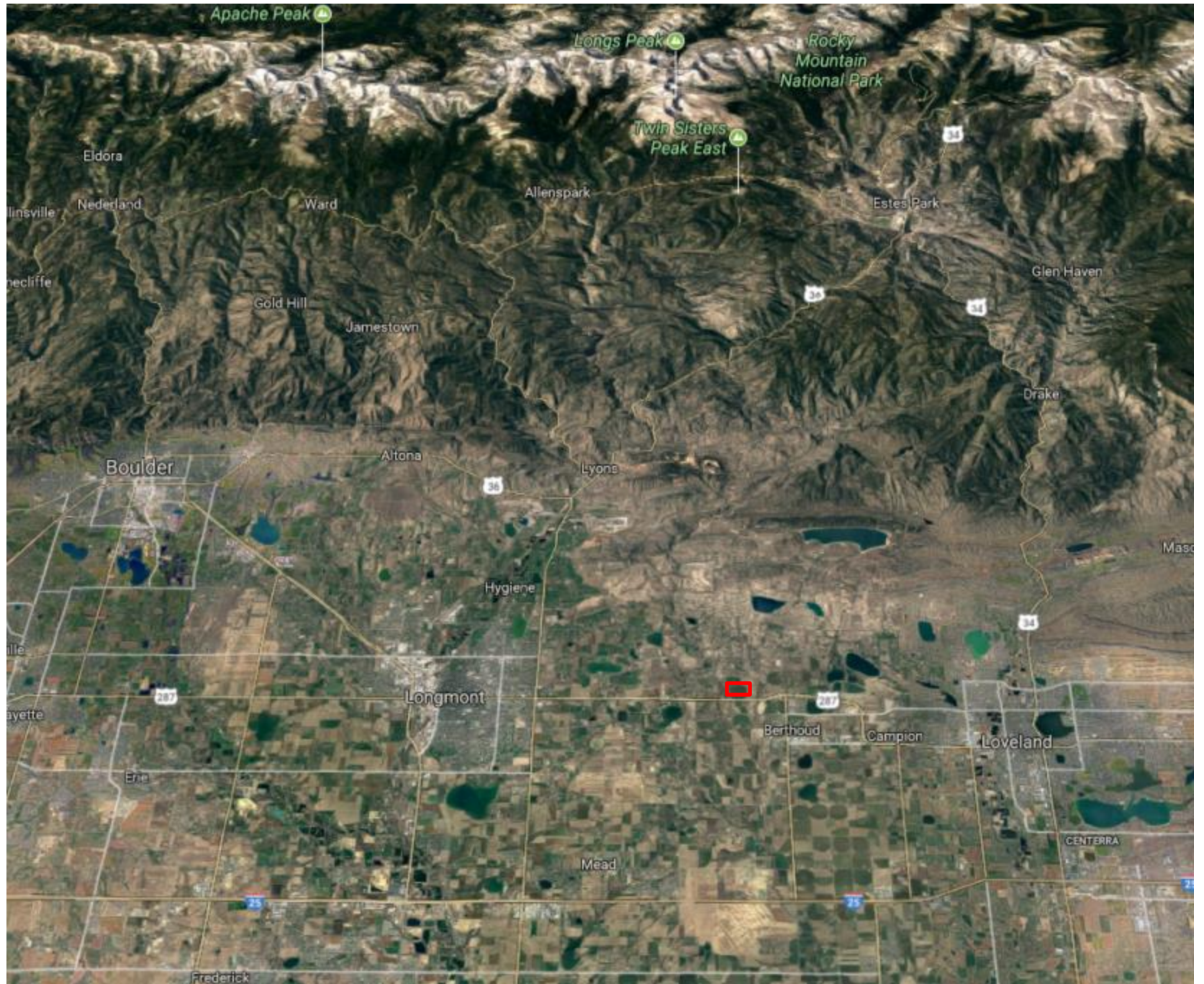
LARIMER COUNTY NATURAL RESOURCES DEPARTMENT

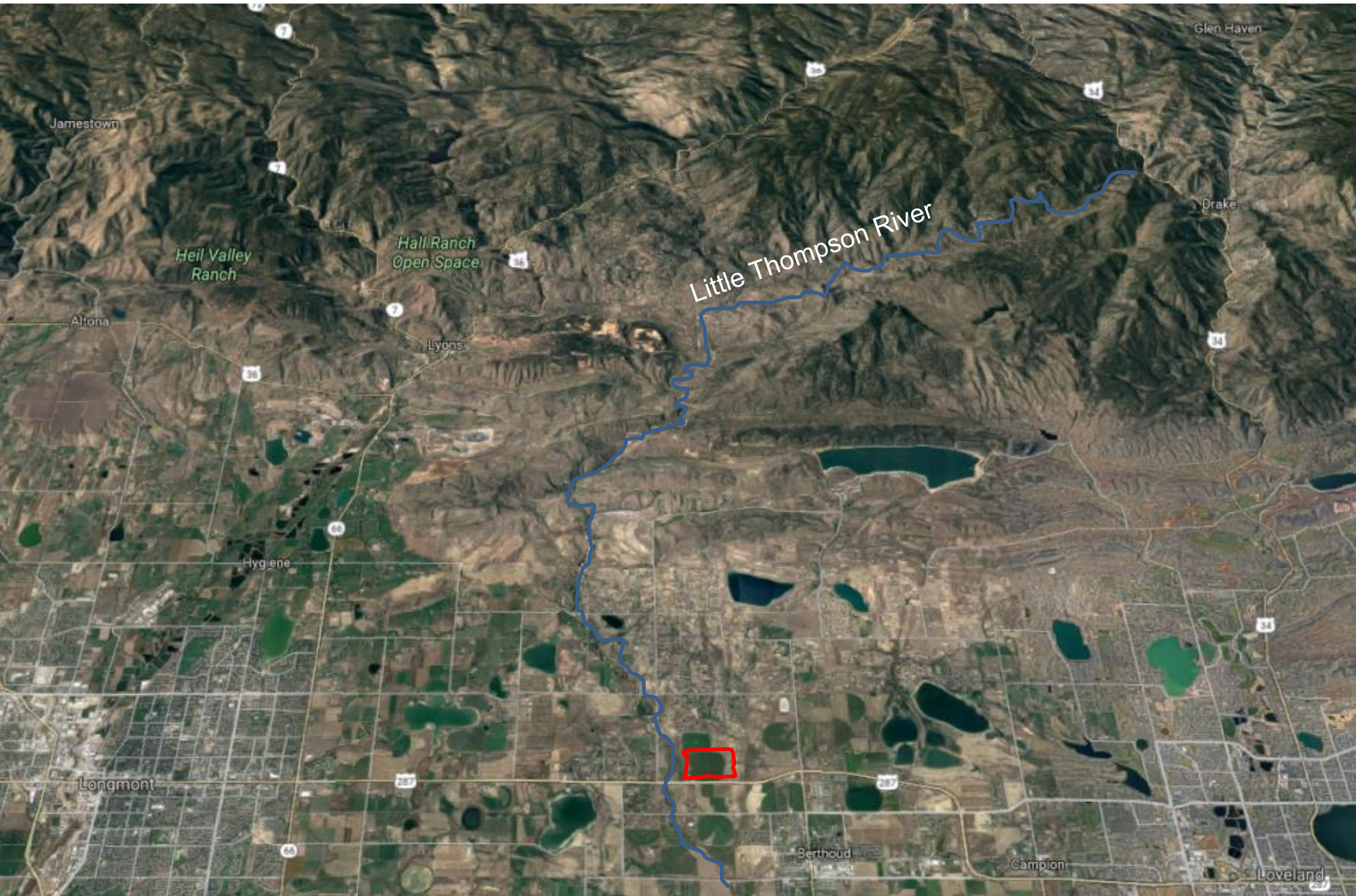


# Sharing Water to Save the Farm



Photo credits: Charlie Johnson

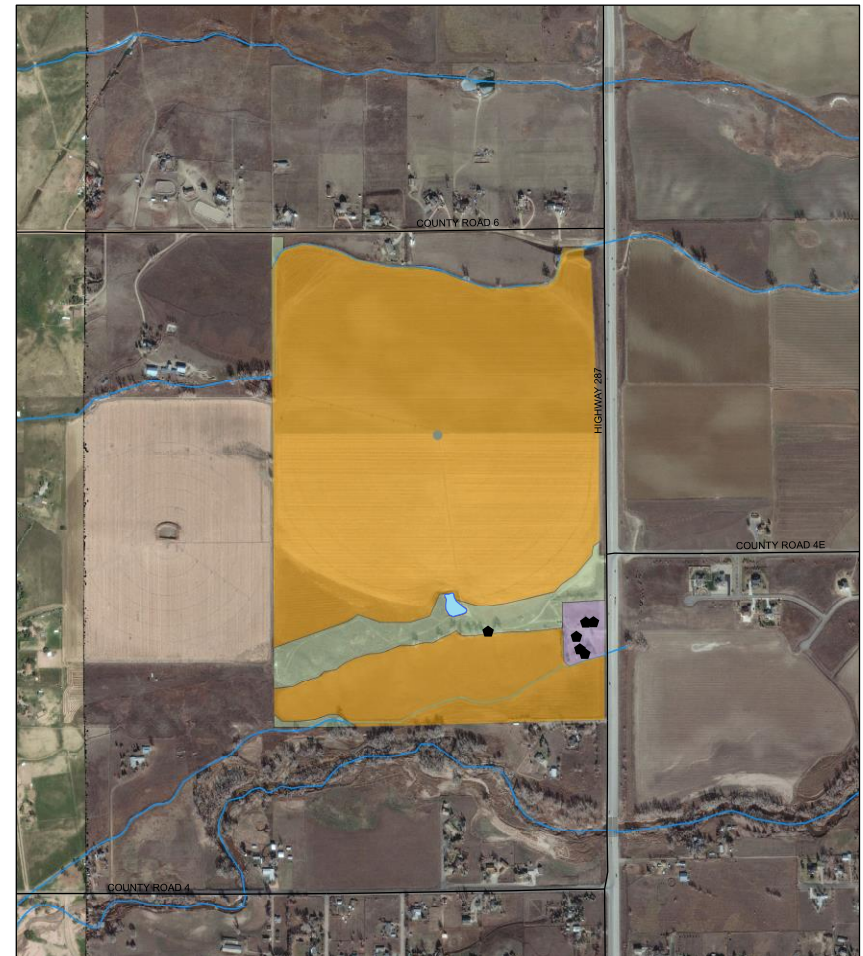




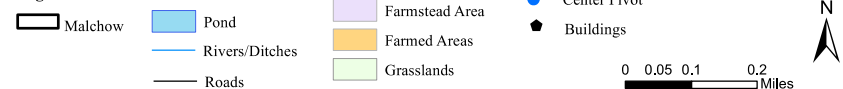
## Conservation Values and Quality of Life Benefits:

- Scenic/Open space
- Buffer/Community Separator
- Local economy and food production
- Community connection to cultural and Institutional knowledge
- Education
- Historic
- Wildlife habitat
- Groundwater recharge
- Flood surge control

Resource	Appraised Value
211 acres, Minerals, Improvements	\$1,700,000
240 C-BT Units	\$6,240,000
16 Handy shares	\$640,000
<b>Total</b>	<b>\$8,580,000</b>



### Legend



# Competition Over Water

## In Colorado, Farmers and Cities Battle Over Water Rights

Listen · 4:57  Queue

May 28, 2016 5:07 PM ET  
Heard on All Things Considered

LIZ BAKER



Ault Mayor Butch White stands on a road dividing two farms, one irrigated and one dried up.

Liz Baker

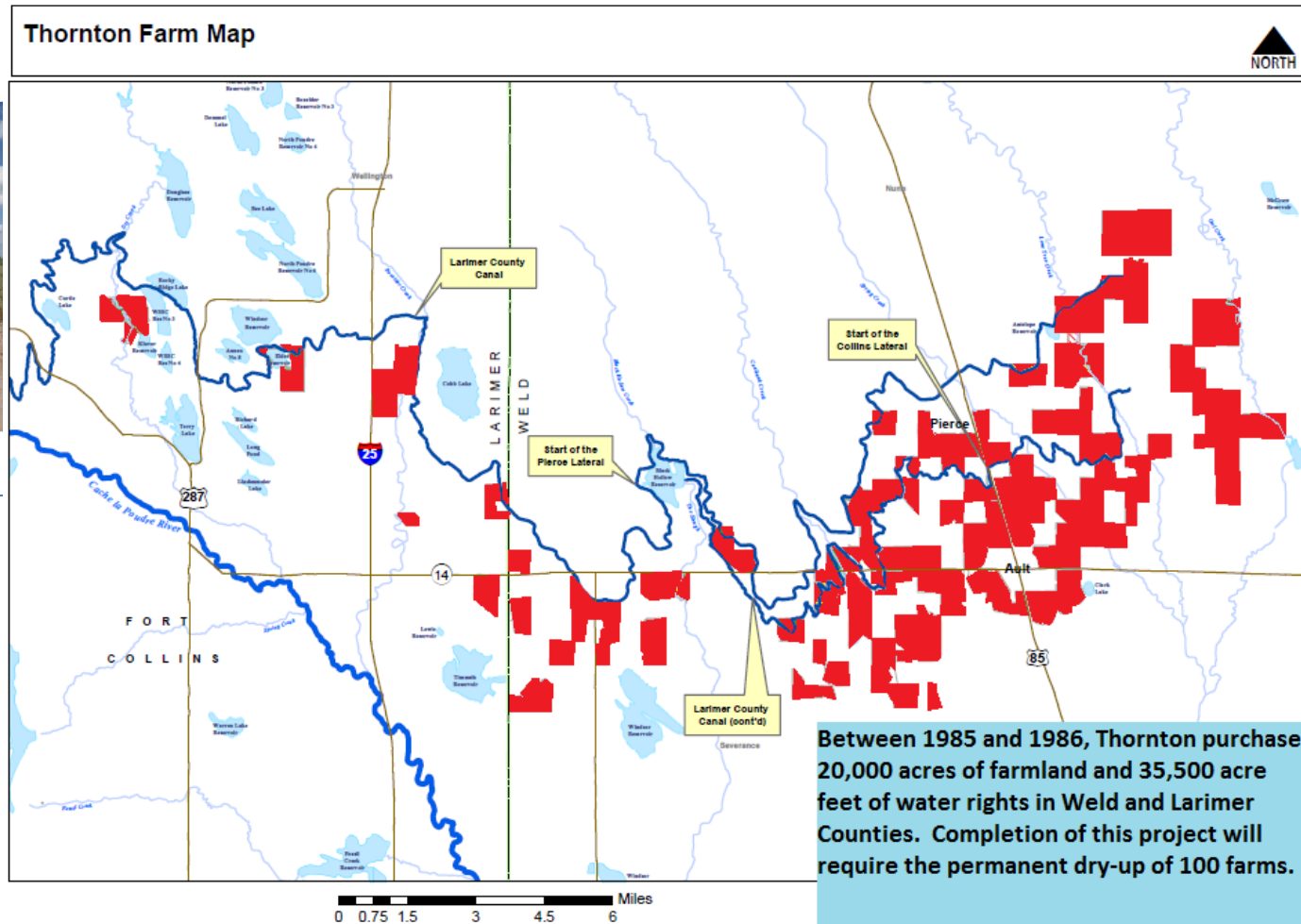
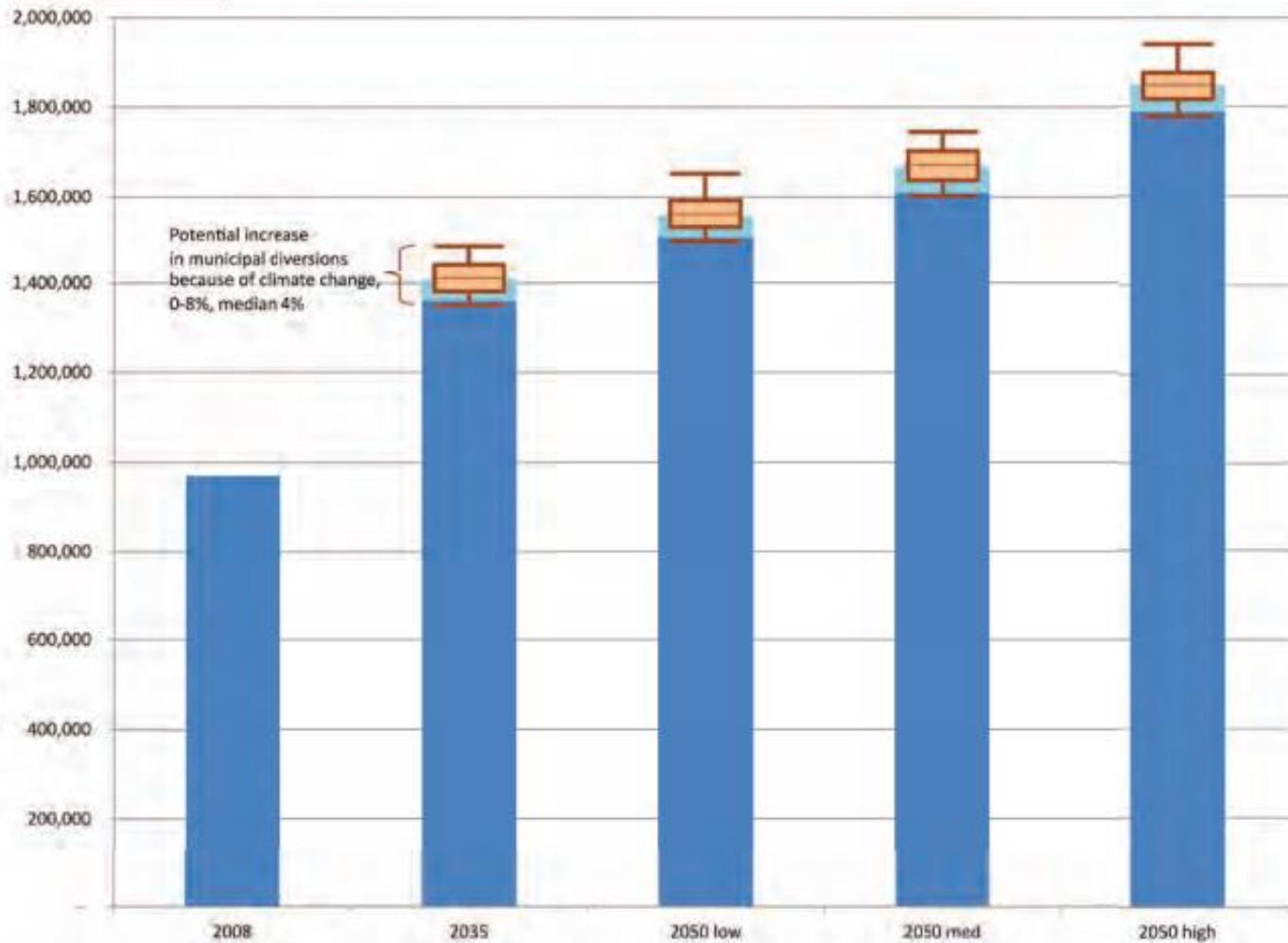


FIGURE 5-3

PROJECTED MUNICIPAL AND INDUSTRIAL WATER DEMANDS (ACRE-FEET)  
WITH RANGE OF POTENTIAL CLIMATE CHANGE INCREASES



# Alternative Transfer Methods

CWP Goal: 50,000 AF shared by 2030

- What is it?

- Flexible and innovative water sharing that:

- Frees up water to meet increasing demands in growing cities
    - Maintains viable farmland
    - Provides new income source and more options for ag producers

- What is needed?

- Cities and ag producers

- Willing to try something different, and
    - Able to flexibly manage their water.



# What has been done in ATMs?

Year	Name	Type	Water from:	Water to:	AF	Price (upfront)	Price (annual)	Life	Status
2002	Pawnee Power Plant (Xcel)	Interruptible Supply	Ag	Industrial	3,000 (8.7% of annual average diversions)	\$50/AF every year	\$425	25 yr	Not yet utilized
2003	Rocky Ford (Highline Canal)	Rotational Fallowing	Ag	Municipal			\$754-\$811/AF	Year-by-year	Used in 2004, 2005
2008	McKinley Ditch (CWT)	Split-season Fallowing	Ag	Instream Flows					In water court
2008	Lower Arkansas Super Ditch	Rotational Fallowing	Ag	Municipal	26% of 5 farms or 240 acres fallowed		\$500/AF delivered	10 yr under HB 13-248 by State Engineer	Used in 2015
2015	Carpenter Ranch & Upper Basin System Conservation Project	Slit-season fallowing	Ag		2,228-8,970 AF	Grant-funded and subsidized by TNC	\$195-449/AF delivered	Year-by-year	
2015	City of Fort Collins	Muni-to-ag leasing	Muni	Ag	1,617 AF			Year-by-year	

This is the first perpetual agriculture-to-municipal sharing agreement in the State

# Project Goals

Conservation

Financial Partnership

Catalyst



# Process

1. Get help
2. Make sure this is legal
3. Find partners
4. Close

## Project Team funded by **CWCB Grant**:

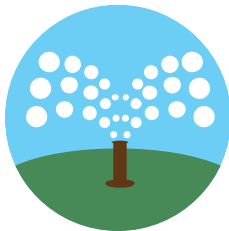
- **Project Manager:** Todd Doherty, Western Water Partnerships
- **Water Attorney:** Dan Brown, Fischer, Brown, Bartlett & Gunn
- **Water Engineers:** Matt Lindburg & Isabelle Lheritier, Brown & Caldwell
- **Economist:** Ben Norman, Harvey Economics
- **Agronomist:** Brad Walker, Centennial Ag and AgSkill Inc.
  
- **Agricultural Advisory Board and Open Lands Advisory Board liaisons and advisors:** Jason Brothers and George Wallace
- **Colorado Water Conservation Board Grant Manager:** Craig Godbout
- **Consultations with:** Handy Ditch Board, Dry Creek Lateral, Farm Lessee

# Farm & Water Viability Plan

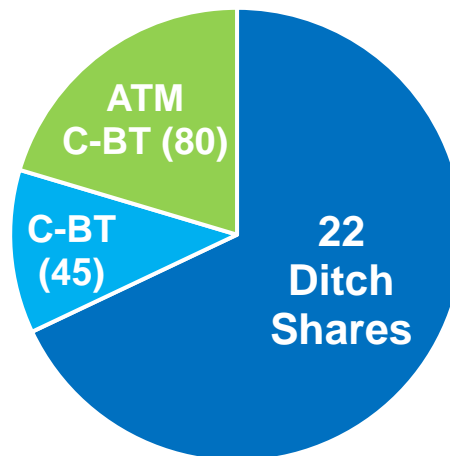
Water Supply

v.

Water Needs



Water Supply (AF)



# Major Terms of IGA

## Financial

- Sale: 115 units @ \$26,000/unit
  - + \$25,550/unit from Broomfield
  - + \$450/unit from CWCB ATM grant
- ATM: 80 units shared 3/10 years
  - + \$10,400/unit (40%) up front
  - + \$225/unit payment when exercised
- Annual assessments

## Farm Viability

- Notice by January 31
  - Late Notice by June 1, w/  
reimbursement
- No partial exercise
- No leasing units
- Dry-year payment

# Project Costs Leveraged w/ ATM

	Value	Cost to LC	Amount Leveraged	Source
Land, Minerals, Improvements	\$1,700,000	\$1,420,000	\$100,000 \$180,000	Berthoud negotiated
Water Supply				
45 C-BT units	\$1,170,000	\$1,170,000		
115 C-BT units	\$2,990,000		\$2,938,250 \$51,750	Broomfield CWCB
80 C-BT units	\$2,080,000	\$1,148,000	\$832,000 \$100,000	Broomfield Gates Family Foundation
Handy shares	\$640,000	\$880,000	-\$240,000	
<b>Total</b>	<b>\$8,580,000</b>	<b>\$4,618,000</b>	<b>\$3,962,000 = 46%</b>	

# Lessons Learned

- Manage landowner expectations
- Always attend potential partners' public meetings
- Find the changemakers
- Trust your team and minimize the cooks
- Prepare for every step to be a battle
- Anticipate the headlines and potential backlash and get ahead of it
- You can't please everyone



Questions?