

COLORADO DIVISION OF PARKS AND OUTDOOR RECREATION

Highline Lake State Park PWC Concession Sale & Assignment
TOPIC

Kurt Mill May 25, 2004
PREPARED BY DATE

<u> </u> ACTION	<u> </u> INFORMATION	<u> </u> DRAFT	<u> </u> FINAL
<u> X</u> ITEM	<u> </u> ITEM	<u> </u> COPY	<u> </u> COPY

1) **PURPOSE:** To seek Board approval of the assignment of the Highline Lake PWC Concession from the Funshares R.V. Sales and Leasing Inc. to DMW Investments LLC DBA as Lakeview Rentals as a result of the sale of the marina operation.

2) **BACKGROUND INFORMATION:** In 2003, the Parks Board approved the concept of the provision of a PWC Concession at Highline Lake State Park and the Division entered into a contract with Funshares RV Sales and Leasing Inc. The Contract is for a term of 5 years to expire December 31, 2007 with an option to extend this contract for five additional years at the sole discretion of the State. The contract calls for an administrative fee of \$250/yr and a percentage fee of ten (10) percent of gross revenue from all sources.

Funshares RV Sales and Leasing Inc. has entered into an agreement to sell the Highline Lake PWC Concession to DMW Investments LLC DBA as Lakeview Rentals. The concession contract requires the written approval of the State prior to assignment of the concession contract to the new owners.

3) **DISCUSSION AND SUMMARY:** Region and park staff have met with the current and proposed future owners of the Highline Lake PWC Concession to discuss the sale and future operations of the concession. DMW Investments LLC DBA as Lakeview Rentals has agreed to continue to operate the concession for the remainder of the current contract. By assuming the current concession contract DMW Investments LLC DBA as Lakeview Rentals is agreeing to all terms and conditions. DMW Investments LLC DBA as Lakeview Rentals has provided staff with all information requested to analyze their ability to finance and operate the concession operation.

Region staff has determined that the information provided by DMW Investments LLC DBA as Lakeview Rentals will allow the new owners to operate the Highline Lake PWC Concession for the remainder of the current contract.

4) **DIVISION RECOMMENDATION:** Staff recommends that the Board provide the Director with the authority to negotiate and consummate the assignment of the Highline Lake PWC Concession to DMW Investments LLC DBA as Lakeview Rentals.

5) **SUGGESTED MOTION:** "I move that the Board of Parks and Outdoor Recreation authorize the Director to negotiate and consummate the assignment of the Highline Lake PWC Concession contract to DMW Investments LLC DBA as Lakeview Rentals."

Joseph M. Maurer
Approved for submittal to the Parks Board

June 3, 2004
Date

COLORADO DIVISION OF PARKS AND OUTDOOR RECREATION

Utility Easement-Golden Gate Canyon State Park
TOPIC

Dan Weber May 28, 2004
PREPARED BY DATE

<u> </u> ACTION	<u> </u> INFORMATION	<u> </u> DRAFT	<u> </u> FINAL
<u> X</u> ITEM	<u> </u> ITEM	<u> </u> COPY	<u> </u> COPY

- 1) **PURPOSE:** Obtain permission for the Director to grant Colorado Natural Gas (CNG) a no fee utility easement into Reverend's Ridge Campground at Golden Gate Canyon State Park.

- 2) **BACKGROUND INFORMATION:** Colorado Natural Gas is licensed with the Colorado Public Utilities Commission (P.U.C.) to provide natural gas service to commercial and residential customers in Gilpin County Colorado. They have been working north to south through the county and have provided service to Gilpin County School and the Courthouse/Jail complex. At the present time they are bringing underground gas service to residents just north of the park's boundary near Reverend's Ridge Campground. The company approached staff several weeks ago to investigate our interest in bringing natural gas service into the campground. Currently, our buildings are fueled by propane gas via three 1000-gallon tanks. We use approximately 7700 gallons of propane per year.

- 3) **DISCUSSION AND SUMMARY:** The easement would allow CNG to bring primary natural gas service approximately 700 feet into the NW corner of the campground and set a meter. From the meter, secondary service will be installed into the main shower building and underground lines run south and east to service cabins, yurts and the administration building. According to a proposal from CNG, all primary and secondary service will be installed at no cost to the State. Further, they would assist us in converting hot water heaters, stoves, etc. to natural gas at no cost. Primary service installation may occur within 30-60 days and would not disrupt activities in the campground. Secondary service work would not begin until after the high use camping season is over.

- 4) **DIVISION RECOMMENDATION:** The Director has found this easement to be necessary, suitable and proper for parks and outdoor recreation purposes. Staff recommends the Board give authorization to the Director to negotiate and consummate a no fee utility easement to Colorado Natural Gas.

- 5) **SUGGESTED MOTION:** "I move that the Board of Parks and Outdoor Recreation authorize the Director to negotiate and consummate a no fee utility easement to Colorado Natural Gas."

Joseph M. Maurer
Approved for submittal to the Parks Board

June 3, 2004
Date

COLORADO DIVISION OF PARKS AND OUTDOOR RECREATION

Water Pipeline Easement – Barr Lake SP
TOPIC

Dave Giger
PREPARED BY

June 1, 2004
DATE

<u> </u>	ACTION	<u> </u>	INFORMATION	<u> </u>	DRAFT	<u> </u>	FINAL
<u> X</u>	ITEM	<u> </u>	ITEM	<u> </u>	COPY	<u> </u>	COPY

1) **PURPOSE:** To request Board approval for granting an easement for construction of an underground water pipeline on Barr Lake State Park property to bring water from the South Platte to Barr Lake.

2) **BACKGROUND INFORMATION:** In The Farmer’s Reservoir and Irrigation Company (FRICO) has requested an easement for the purpose of constructing an underground water pipeline. The pipeline will be a 36-inch line that will bring water from the South Platte Rivers to the O’Brian Canal and then into Barr Lake. FRICO has acquired 5000 acre-feet of water from the City of Denver and intends to put the water in the system at Barr Lake. This additional water will allow for more water in Barr Lake and will benefit the water quality.

The easement begins at the western edge of Barr Lake State Park property at 128th Ave. and Buckley Road and is approximately one-half mile in length. It will go east along 128th from Buckley Road to the O’Brian Canal. Please see attached map.

Compensation is to be the equivalent of \$10,000 of in-kind delivery and placement of gravel on the perimeter road by FRICO employees and equipment where designated by the park manager.

Construction of the pipeline is scheduled to commence in July of 2004 and be finished in August 2004.

3) **DISCUSSION AND SUMMARY:** Staff believes installation of the pipeline will not adversely impact Barr Lake State Park. The route will follow an existing road that has been vacated to us by Adams County. Wildlife habitat and recreation areas will not be impacted. Visual impact will be negligible except during construction. FRICO is required to reclaim and re-seed the disturbed areas.

4) **DIVISION RECOMMENDATION:** Staff recommends the Board authorize the Director to negotiate and grant an easement for construction of a water pipeline at Barr Lake State Park to Farmer’s Reservoir and Irrigation Company, under the terms and conditions described above.

5) **SUGGESTED MOTION:** “I move that the Board of Parks and Outdoor Recreation authorize the Director to negotiate and grant an easement for construction of a natural gas pipeline at Barr Lake State Park to Farmer’s Reservoir and Irrigation Company under the terms and conditions described above.”

Joseph M. Maurer
Approved for submittal to the Parks Board

June 3, 2004
Date

Barr Lake State Park Water Pipeline Easement

