



Parks & Open Space

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PARKS & OPEN SPACE ADVISORY COMMITTEE MEETING

Time/Date of Meeting: 6:30 p.m., Thursday, October 23, 2025

TO: Parks & Open Space Advisory Committee
FROM: Aaron Clark, Land Officer
AGENDA ITEM: Longseth-Lynch & IBM-PVREA Easement
ACTION REQUESTED: Recommendation to the BOCC

Real Estate Land Commitment: For much longer than Parks & Open Space's history of stewarding open space, the land in this community has been important to American Indian, urban native, Indigenous, and other cultural communities that continue to live here. We are making meaningful changes to how we do our work that include them, incorporate their perspectives, and honor their land stewardship legacy. Parks & Open Space operates within modern legal constructs of land ownership to steward Boulder County open space and accomplish these efforts on behalf of our community.

Summary

Boulder County proposes to acquire a 10' utility easement across private lands owned by two parties to provide three-phase power to the County-owned IBM Open Space property, at approximately the corner of 63rd Street and Monarch Road. The cost for acquisition of the two easements is \$9,866. These power upgrades are necessary to support agricultural improvements on the IBM property, such as larger pumps for reel sprinklers. Staff supports this easement acquisition.

Background Information

Boulder County owns the IBM open space property, at approximately 63rd Street and Monarch Road. The property is in irrigated agriculture and leased to a tenant farmer. As part of a series of improvements to irrigation on county open space lands, a new pump has been installed on the IBM property. This pump requires three-phase power, which is not currently available on-site. Boulder County is working with the Poudre Valley Rural Electric Association (PVREA) to bring three-phase power to the site from their existing lines along 63rd Street. Doing so will require the acquisition of 10' utility easements across two properties that are privately owned. These easements will permit PVREA to install the line and then permit maintenance access by Boulder County. The first property is owned by Tino Behr and Shariar Ghalam, and the second is owned by Larry and Cynthia Longseth.

Boulder County has agreed to terms with the owners of both properties for a 10' utility easement that will cross their properties. The underground power line will run through these easements and onto the IBM property.

The Longseth-Lynch property is protected by a conservation easement that is jointly held by Boulder County and the City of Boulder. Both entities have indicated that the installation of this buried power line is in keeping with the terms of the conservation easement and have issued letters approving the use.

Deal Description

The total cost for acquisition of the easements is \$9,866; \$6,180 for the easement to cross the Behr/Ghulam property, and \$3,686 for the easement that will cross the Longseth property.

The easements will permit the construction and maintenance of an underground power line that will bring three-phase power to the county-owned IBM property.

Acquisition Summary

\$9,866 Utility Easement Price

\$9,866 Total Price (Fund Source: Open Space Sales and Use Taxes)

\$9,866 Total Value

Potential Uses

These easements are being acquired to provide three-phase power to the county's IBM property to serve irrigation upgrades. The easements will permit installation and maintenance of the buried power line.

Staff Recommendation

Staff recommends approval. Acquisition of these utility easements will permit improved agricultural operations on the IBM property. The pump that runs the irrigation on the IBM property is currently being powered by a diesel generator at considerable expense, and installation of the line will make the operation much more sustainable.

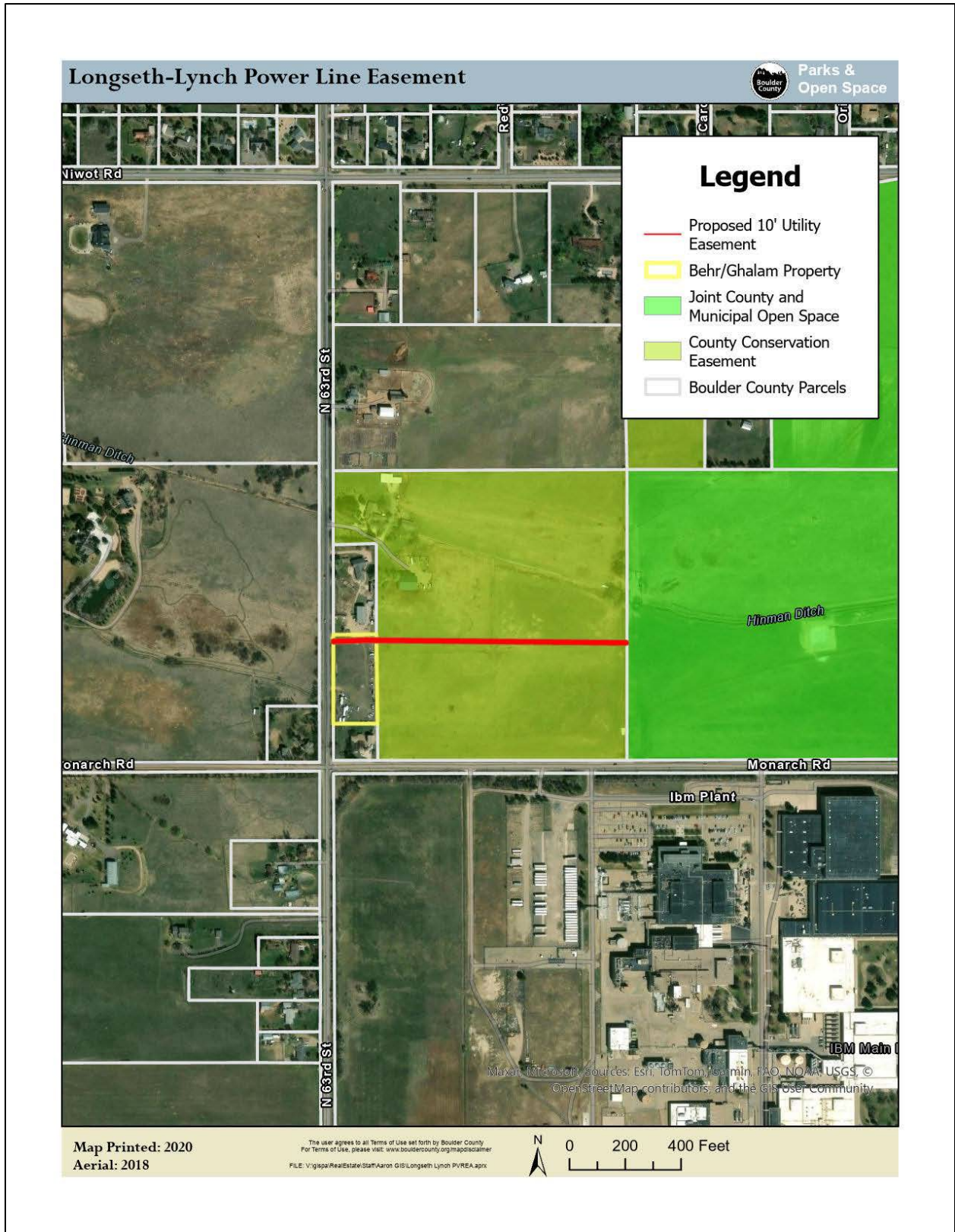
POSAC Action Requested

Recommendation to the Boulder County Commissioners for approval of the project as described above and as further described by staff at the POSAC meeting.

Suggested motion language: I move approval of the project as described above and as further described by staff in their presentation.

(see next pages for maps)

Vicinity Map



Close-Up Map

