

Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Thomas F. Cooke - Director of Administrative Services

BOARD OF SELECTMEN MEETING AGENDA SUBMISSION FORM

1. Date of submission: May 21, 2013
2. Date of Board Meeting: May 29, 2013
3. Individual or Entity making the submission: Richard L. Sawitzke
4. Action requested of the Board of Selectmen (Acceptance of gift, creation of reserve, approval of contract, information only, etc. Be as specific as possible with respect to the desired action of the Board.):
The Individual or Entity making the submission requests that the Board of Selectmen:

Approve award of Agriculture License Agreement for Dewey Farm

5. Individual(s) responsible for submission (Please include complete contact information. The identified individual(s) should be prepared to present information to the Board of Selectmen at the Board Meeting.):

Richard L. Sawitzke, Town Engineer

6. Summary of Submission (Include in your summary (i) relevant dates and timelines; (ii) parties involved; (iii) a description of financial terms and conditions specifically identifying the financial exposure/commitment of the Town of Simsbury; (iv) whether or not contracts, licenses and other legal documents have been reviewed by the Town's counsel; and (v) other information that will inform the Board of Selectmen's consideration of your submission. Include any additional information in an attached memorandum.):

Telephone (860) 658-3230
Facsimile (860) 658-9467

tcooke@simsbury-ct.gov
www.simsbury-ct.gov

An Equal Opportunity Employer
8:30 - 7:00 Monday
8:30 - 4:30 Tuesday through Friday

- i. Award wants to meet the planting season for 2013.
- ii. Town of Simsbury and License
- iii. NA
- iv. Document was previously reviewed by and approved by Town Counsel
- v. Additional documents to be submitted after receipt of RFP's on 5/23/13.

7. Description of documents included with submission (All documents must be in final form and signed by the appropriate party.):

The following documents are included with this submission and attached hereto:

RFP form.

Additional documents to be submitted on 5/23/13.



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Engineering Department

May 23, 2013

Board of Selectmen
Simsbury Town Offices
933 Hopmeadow Street
Simsbury, CT 06070-0495

Subject: Agriculture License – Dewey Farm

Dear Selectmen:

In response to our Request for Proposals, we received one submittal from the Ryan Family Flower Farm. They are proposing to pay \$78.00/acre, with a preference for a 5-year license period. Flowers and vegetables are proposed to be grown.

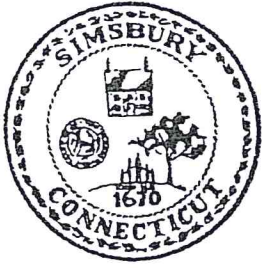
No herbicides, insecticides, nor fungicides will be used. The land is proposed to be transitioned to organic farming practices.

A copy of the proposal is attached for your review. The proposal is responsive in all areas. Therefore, the proposal is recommended for your consideration.

Sincerely,

Richard L. Sawitzke, P.E.
Town Engineer/Director of Capital Projects

RLS/cv



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

LEGAL NOTICE REQUEST FOR PROPOSALS

The Town of Simsbury is accepting proposals from individuals or firms for a Ground License to use Town owned property for agricultural use. An Information Package is available, free of charge, at the Engineering Department, Simsbury Town Offices, 933 Hopmeadow Street, Simsbury, CT 06070.

The site under consideration contains approximately 6 acres of agricultural land, with approximately 4 acres on the west side and 2 acres on the east side at 51 Terry's Plain Road.

To be considered, all proposals shall be received by Richard L. Sawitzke, Town Engineer/Director of Capital Projects, no later than **11:00 a.m. (E.S.T.) Thursday, May 23, 2013**. Proposals may be delivered to Town of Simsbury, 933 Hopmeadow St., Simsbury, or mailed to PO Box 495, Simsbury, CT 06070-0495.

The Town of Simsbury reserves the right to reject any or all proposals not deemed to meet the minimum criteria, or be in the best interest of the Town of Simsbury.

Simsbury is an Equal Opportunity/Affirmative Action Employer.

Richard L. Sawitzke
Town Engineer/Director of Capital Projects
May 13, 2013

TOWN OF SIMSBURY
REQUEST FOR PROPOSAL-DEWEY FARM-51 TERRY'S PLAIN ROAD
FARM LAND GROUND LICENSE

INTENT

It is the intent of the Town of Simsbury to license a Town-owned land parcel for agricultural use. Interested parties can submit a proposal to license the parcel for agricultural use.

Available Parcels

Please refer to location and property maps for specific site information. The Town is accepting license proposals for the following parcel.

<u>Parcel Name</u>		<u>Street Reference</u>	<u>Acreage</u>
Dewey Farm*	Parcel	Terry's Plain Road	6 acres

*The acreage listed is the estimated tillable acreage. The area does NOT include the house and approximately 2 acres around it.

BASIS FOR SELECTION

Many factors will be considered by the Town in its decision to award the license. While price is certainly one factor, the nature and type of the proposed land use will be carefully considered. It is desirable to use Organic Practice farming methods. Factors to be considered may include, but are not necessarily limited to, the crops to be grown, amount and type of chemical use, nitrogen use, cultivation methods, length of license term, integrated pest management methods, and cover crop land treatment. The decision of the Town to license the parcel shall not be subject to legal challenge or appeal in any form.

Whenever it is deemed to be in the best interest of the Town, the Board of Selectmen shall waive informalities in any and all proposals. The right is reserved to reject any proposal or any part of any proposal when such action is deemed to be in the best interest of the Town of Simsbury.

Proposals must be submitted complete in every detail and, when requested, supporting or supplemental information shall be provided. If a proposal involves any exception from stated requirements, they must be clearly noted as exceptions and listed in the proposal. The reason for any exception shall also be stated.

INSPECTION OF LAND

Each potential licensee shall inform himself fully of the nature of the conditions and peculiarities of the site. Failure to do so will not relieve a person submitting a successful proposal from carrying out any of the provisions and obligations of the license agreement.

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TERM OF LICENSE

The length of the license period shall be for a minimum of one year. The Town will entertain proposals to license the land for longer periods of time, as well. Additionally, the Town will consider proposals to extend the initial agreed upon license period by mutual agreement. Each proposal should include a desired license period, as well as, an indication of any renewal or extensions that may be proposed. Determination of the license term for the parcel will be subject to negotiation between the Town and licensee.

SUGGESTED MINIMUM PER ACRE PRICE

The Town has suggested that potential licensee consider a minimum payment of \$70/acre. It is understood that, depending on the crop(s) to be grown, the proposed per acre price could be either higher or lower. It is also understood that the length of the license term may influence the proposed price.

FARM LAND GROUND LICENSE

The license form to be used by the Town is attached. Interested licensees should review its terms and language carefully and be prepared to satisfy all of the licensee's obligations required under the agreement if their proposal is accepted by the Town.

INSURANCE

Licensee shall, at Licensee's expense, obtain and keep in force at all times during the term of this License, comprehensive general liability insurance with an insurance carrier acceptable to the Town, including broad form general liability endorsement and contractual liability on an occurrence basis and comprehensive auto liability, including owned, non-owned and hired vehicles with the limits of not less than ONE MILLION (\$1,000,000.00) DOLLARS combined single limit insuring Town and Licensee against any liability arising out of the use, occupancy or maintenance of Licensed Premises. The limit of said insurance shall not, however, limit the liability of employee hereunder.

Licensee may carry such insurance under a blanket policy provided an endorsement naming Licensor as an additional insured is attached thereto.

CASH MAINTENANCE BOND

A sum in the amount of Twenty and 00/100 (\$20.00) Dollars per acre. This amount may be used by the Town to cover the costs of erosion control, seeding the Premises with a cover crop, or applying a necessary fertilizer, or organic product to the Premises if the Licensee fails to satisfy any of the conditions hereunder and the Town, in its sole discretion, deems it advisable to take any such action. This remedy is not exclusive and is an addition to any and all of Town's other remedies hereunder and at law.

This sum shall be returned to the Licensee at the expiration of the term of this License and all extensions if the Licensee has complied with all of the provisions hereunder.

TOWN OF SIMSBURY
REQUEST FOR PROPOSAL-DEWEY FARM-51 TERRY'S PLAIN ROAD
FARM LAND GROUND LICENSE

PROPOSAL

Parcel Name: DEWEY FARM Acreage: 6 (TILLABLE)

The following items must be submitted with the proposal, as appropriate. If the item is not applicable, indicate by noting N/A. Failure to provide any of the required information with the proposal is sufficient cause for the Town to eliminate the proposal from further consideration. In submitting this proposal the bidder acknowledges that the Town of Simsbury reserves the right to exercise its discretion with regard to this or any proposal. The decision of the Town of Simsbury to accept or reject any proposal is final and not subject to legal challenge or appeal in any form.

1) Proposed Price Per Acre: \$ 78.00

2) Proposed License Period:

Initial: 5 yrs

Renewal: 15 yrs

3) List all organic products, etc. to be used. (If none needed, indicate N/A). _____

leaf mulch will be distributed over acreage.
I currently do not use chemicals on the flowers and vegetables
I grow at my farm. If need I would use organic.

4) MSDS for all organic products and fertilizers. (If none needed, indicate N/A). _____

within 2 years I will change over to all organic fertilizers

5) Sample labels for organic products and fertilizers included. (If none needed, indicate N/A). _____

N/A

a. If other than organic products, list proposed herbicides, insecticides, fungicides, etc. to be used. _____

N/A

6)

b. If proposed to be used, include a copy of the pesticide applicator's license if using restricted pesticides. (If none needed, indicate N/A). _____

N/A

TOWN OF SIMSBURY
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 FARM LAND GROUND LICENSE

c. If proposed to be used, Pesticide applicator's license other than Licensee's included.
 (If none, indicate N/A). N/A

7) Crops to be grown. annual and perennial flowers/cutting flowers and vegetables

8) Fertilizer types (N-P-K) and sources of Nitrogen identified. flowers - 10-10-10
vegetables 5-10-5

9) Overview of fertilizer program including number of applications and total amount of Nitrogen per acre for the season included.
flowers - 1 application 100-150 lbs per acre
vegetables - 2 applications 75-100 lbs per acre (per application)

10) Integrated Pest Management (IPM) Practices identified and described.
None

11) Cover Crop: Type: Winter rye
 Rate/Acre: 75/lbs/ Acre
 Seeded by Date: First Frost

12) Type of Cultivation, i.e., No Till, clean Cultivation, etc: Rototill plow harrow

13) Please indicate whether or not it is your intention to use propane noise cannons or other sound devices to protect crops. If yes, please describe the number and types of devices to be used, their locations, and dates of use. N/A

14) Please indicate whether or not you will incorporate the pile of leaf compost into the tilling of the land. yes - that property is very sandy and needs it yearly. when I leased the land I put it in every year.

15) Provide a brief summary of your experience in farming. Include locations farmed, years farmed and types of crops and agricultural practices. Have you leased property for farming? If so, how much land and where. My family has farmed the Ryan Family Ho

Farm for over 100 years. I have owned it since 1975 growing flowers and vegete
and Christmas Trees (by Terry's Plain Rd Simsbury). I leased land from Leslie Dewey, 51 Ter
Plain Rd, for 12 years growing flowers and vegetables. I leased the whole farm until 19
 16) Provide references that are familiar with your operations, and/or who you have leased land from for farming. Provide name, address and telephone, or e-mail.
Leslie Dewey (now deceased) 51 Terry's Plain Rd Simsbury, CT

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FARM LAND GROUND LICENSE

- 17) Any information not included in this proposal may be grounds for rejection of the proposal.
- 18) Evaluation of this Proposal and award of the Ground License will not be based solely on the offered rental price. Method of farming, crops to be planted, experience and references will be given equal importance in the evaluation.

Respectfully submitted:

[Signature]
Signature

OWNER
Title

5/23/13
Date

Katnip33@aol.com
E-Mail Address

(Seal - If Bid is by a Corporation)

Attest: _____

The Ryan Family Flower Farm
Company Name

64 Terry's Plain Rd, Simsbury, CT
Address

860-651-3683
Telephone Number

860-651-3683
Fax Number

* I'm interested in all 6 acres but if you are considering splitting the land among several people, I'd be interested in the 2 acres across the street from the house.