



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Richard Sawitzke - Town Engineer, Director of Capital Projects

April 8, 2009

Board of Selectman
Town of Simsbury
933 Hopmeadow Street
Simsbury, CT 06070

Dear Selectmen:

**Subject: Barndoor/Firetown/Holcomb Triangle
Agriculture Use Proposals**

In response to our Request for Proposals, we received 7 agricultural use responses. The proposals are summarized on the attached sheet. Generally, the proposals fell into two broad categories: traditional fertilization/controlled treatments; and organic. It should be noted that controlled substances are all approved by the DEP, with licensed personal utilizing integrated pest management techniques.

- If you wish to select traditional operations, Gresczyk Farms is recommended, for planting potatoes and sweet corn, at a price of \$201.00 per acre, for the full 40 acres.
- If you wish to select organic operations, a combination of Holcomb Farms and George Hall Farm is recommended. The two operations are suggested because Holcomb Farms only desires 10 to 15 acres. George Hall Farm will plant vegetables, at a price of \$60.00 per acre; and Holcomb Farm will plant vegetables, at a price of \$105.00 per acre, after the first year. (Nothing will be paid the first year by Holcomb because they will spend the first year preparing the site.) If there are any conflicts in farm methods between Holcomb and Hall, Hall has indicated that they can farm all 40 acres, and a separate site can be found for Holcomb.

Please contact me if you have any questions.

Sincerely,

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

Cc: Mary A. Glassman, First Selectman
Brandon Robertson, Director of Administrative Services
Hiram Peck, Director of Comm. Planning & Development

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

**TOWN OF SIMSBURY
REQUEST FOR PROPOSALS
BARNDOOR/FIRETOWN “TRIANGLE”**

INTENT

It is the intent of the Town of Simsbury to lease a Town owned property to a qualified agricultural professional. Interested parties can submit a proposal to lease the parcel for agricultural use. The Town will consider other proposals for the use of the property, including but not limited to, educational uses. Those responding to this request for proposals should provide sufficient detail concerning any proposed use to provide the Town with a basis to evaluate their proposal.

DESCRIPTION OF THE PROPERTY

Please refer to location and property maps for specific site information. The Town will accept proposals for uses on the following property.

Pasture/tillable land, bounded by Barndoor Hill Road, Firetown Road, & Holcomb Street, 40 acres.

SOIL TYPES

Hartford County Soil Maps identify the following soils on the site:

- MyA Merrimac sandy loam
- HKA Hincley gravelly sandy loam
- HNC Hincley loamy sand
- TsA Tisbury silt loam



INSPECTION OF LAND

Each potential lessee 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 lease agreement. Tours of the property are by appointment only and can be arranged by calling the First Selectman's Office at (860) 658-3230.

BASIS FOR SELECTION

Many factors will be considered by the Town in its decision to award this lease agreement. While price is certainly one factor, the nature and type of the proposed land use will be carefully considered. Other factors to be considered may include, but are not necessarily limited to, the crops to be grown, amount and type of chemicals to be used, nitrogen use, cultivation methods, length of proposed lease term, integrated pest management methods, and cover crop land treatment. The decision of the Town to lease the property 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.

QUALIFICATIONS

Candidates are to provide a full description of their qualifications to undertake the activities as described in the response to this request for proposals. This description should include, but not be limited to, educational credentials, certifications, references and experience.

REQUIRED SUBMITTALS

Each proposal must be accompanied by at least the following:

- A narrative description of the program plan for the property
- Description of similar projects currently managed by the proposer
- A list of references
- A list of all principals with any material interest in the proposer

AREA TO BE LEASED

The area to be leased is approximately 40 acres. The Town will entertain proposals to lease a lesser portion of the land.

TERM OF LEASE

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

INSURANCE

Lessee shall, at Lessee'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) DOLLARS combined single limit insuring Town and Licensee against any liability arising out of the use occupancy or maintenance of License Premises. The limit of said insurance shall not, however, limit the liability of the lessee hereunder.

Additional insurance may be required at the Town's direction. Product liability insurance may be required.

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 costs of erosion control, seeding the premises with a cover crop, or applying a necessary fertilizer, insecticide or herbicide 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 Lessee at the expiration of the term of this Lease and all extensions if the lease has complied with all of the provisions of this lease.

RESTRICTIONS

It is the Town's practice to review the intended use of this property in the context of the Deed to the land from Griffin Land and Nursery Co. for review. The Town reserves the right to reject any proposal that is not found to be in compliance with the restrictions set forth in the deed.

**REQUEST FOR PROPOSALS
BARNDOOR/FIRETOWN "TRIANGLE"
LEASE AGREEMENT**

PROPOSAL

Parcel Name: Barndoor/Firetown "Triangle" Acreage: 40

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: \$ _____
- 2) Proposed License Period:
Initial: _____
Renewal: _____
- 3) List all herbicides, insecticides, fungicides, soil sterilants, etc. to be used (if none needed, indicate N/A) _____

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

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



6. Identify restricted pesticides to be used. _____

7. Include a copy of the pesticide applicator's license if using restricted pesticides. (If none needed, indicate N.A.). _____

8. Pesticide applicator's license other than Licensee's Included. (If none, indicate N/A). _____

9. Crops to be grown. _____

10. Fertilizer types (N-P-K) and sources of Nitrogen identified _____

11. Overview of fertilizer program including number of applications and total number Nitrogen per acre for the season included. _____

12. Integrated Pest Management (PM) Practices identified and described. _____

13. Cover Crop: Type: _____
Rate/Acre: _____
Seeded by Date: _____



14. Type of cultivation, i.e., No Till, clean cultivation, herbicide: _____

Respectfully submitted:

Signature

Company Name

Title

Address

Date

Telephone Number

E-Mail Address

Fax Number

(Seal-If bid is by a corporation)

Attest: _____



Open Space Committee
 Proposal for Agricultural Use of the Barndoor/Firetown "Triangle"
 Friday, 3/27, 2009 11:00 A.M.

Name	Town	Price	To be planted	Winter Cover	Multi-year requirements	Area Desired (Ac.)	Herbicides Insecticides	Fertilizer	Notes
Tulmeadow	West Simsbury	\$45.00 per acre	Rye & Hay	Rye & Hay	Initial 3 years Renewal 5 years	40	None	15-15-15	Free up Farms Village for growing corn for bio-diesel proj. with Flamig
Wades Farm	Bloomfield	\$50.00 per acre	Field Corn	Wheat or Rue	Initial 1 year Renewal	40	Roundup None	13-11-13	
Joe Calabrese	Southwick, Mass.	\$150.00 per acre	Grain Corn	Winter Rye	Initial 4-20-09 Renewal 11-1-09	40	Roundup None	10-10-10 13-13-13	
George Hall	Simsbury	\$60.00 per acre	Vegetables	Winter Rye	Initial 5 years Renewal 5 years	40	None (organic)	7-2-4 Mineral Organic	Operates a CSA program; crop rotation; seek organic certification
Baggott Farm	South Windsor	\$105.00	Squash	Rye	Initial to 11-30-09 Renewal 5 years	40	Chlorothalonil clomazone	urea	Previously farmed land
Holcomb Farms	Granby	\$0.00 per acre First Year \$150.00 following year	Vegetables	Rye, oats, clovers	Initial 1 year Renewal 10 years	10-15	None/organic such as surround	Mineral & plant based	Operates a CSA program; improve soil first year organic products
Gresczyk Farms	New Hartford	\$201.00 per acre	Potato, sweet corn	Rye or similar	Initial 5 year Renewal 5 year	40	Roundup, etc.	Based on test urea	Sell direct to public, farm markets & some stores; need irrigation Use several herbicides & insecticides based in IPM program