Mansfield Community Center

Town of Mansfield
Parks and Recreation
Department

Jennifer Kaufman
Natural Resources and Sustainability Coordinator

10 South Eagleville Road
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Town of Mansfield, CT
February 26, 2013
Request for Proposals (RFP)
Agricultural Services Lease

Torrey Field

Background

The Town Council of the Town of Mansfield recognizes the importance of agriculture and farming to the Town. Currently, the Town leases seven properties to local farmers to support the Town's agricultural activity, food sources and economy, and to preserve and enhance the properties.

Request

The Town of Mansfield seeks proposals from qualified agricultural producers for the leasing for agricultural purposes of the 3-acre field located within Torrey Preserve, approximately .2 miles west of the intersection of Chaffeeville and Gurleyville Roads. The Nipmuck Trail extends along part of the eastern boundary, and a Preserve trail is located along the edge of the field. An aerial photo is attached. The lease will begin on January 1, 2014. Payment ("consideration") for the use of the land is responsible stewardship of the agricultural land. The fields are currently in alfalfa production. Because of the trails on this property, there is a preference for hay type crops.

It is preferred, but not absolutely essential, that applicants be regularly established in farming and agricultural business and demonstrate the ability to perform the required service in an acceptable, reliable manner over the life of the lease. Preference will be given to applicants with a strong stewardship plan. The selected producer must agree to comply with Mansfield's Agricultural Land Use Agreement Policy (attached) adopted by the Town Council, and all applicable federal, state and local laws, rules and regulations, as amended, in the performance of the Lease contract with the Town. The Town will award a contract, which serves the best interests of the Town.

The Town will execute a five-year lease agreement, with an option to extend once for five additional years. This schedule would allow for long-term agricultural management as well as an opportunity for the Town to review its lease requirements and leasing process every ten years. This also provides an opportunity for consideration of new requests for leases at that time. Any future Town farmland acquisitions would include lease terms that would allow it to conform to this ten-year cycle. Either the Town or the applicant may suggest an alternate lease term, but the foregoing plan is preferred.

An application (attached) and proposal must be submitted **no later than March 31, 2013.** Proposals received after this date will not be considered. Electronic submissions are preferred.

An optional walk-through will be conducted at the site on Saturday, March 23rd. Specific characteristics of the land will be discussed at that time. All individuals wishing to attend, must contact Jennifer Kaufman at 860-429-3015x204 or KaufmanJS@MansfieldCT.org, **no later than March 21st .**

A final selection will be made and all applicants will be so notified by June 30, 2013. The Town reserves the right to reject any or all proposals in whole or in part or to waive technical defects, irregularities and omissions if, in its judgment, the best interests of the Town will be served.

Please submit proposals to:

Jennifer Kaufman
Natural Resources and Sustainability Coordinator
Town of Mansfield
10 South Eagleville Road
Storrs, CT 06268
KaufmanJS@MansfieldCT.org
860-429-3015x204
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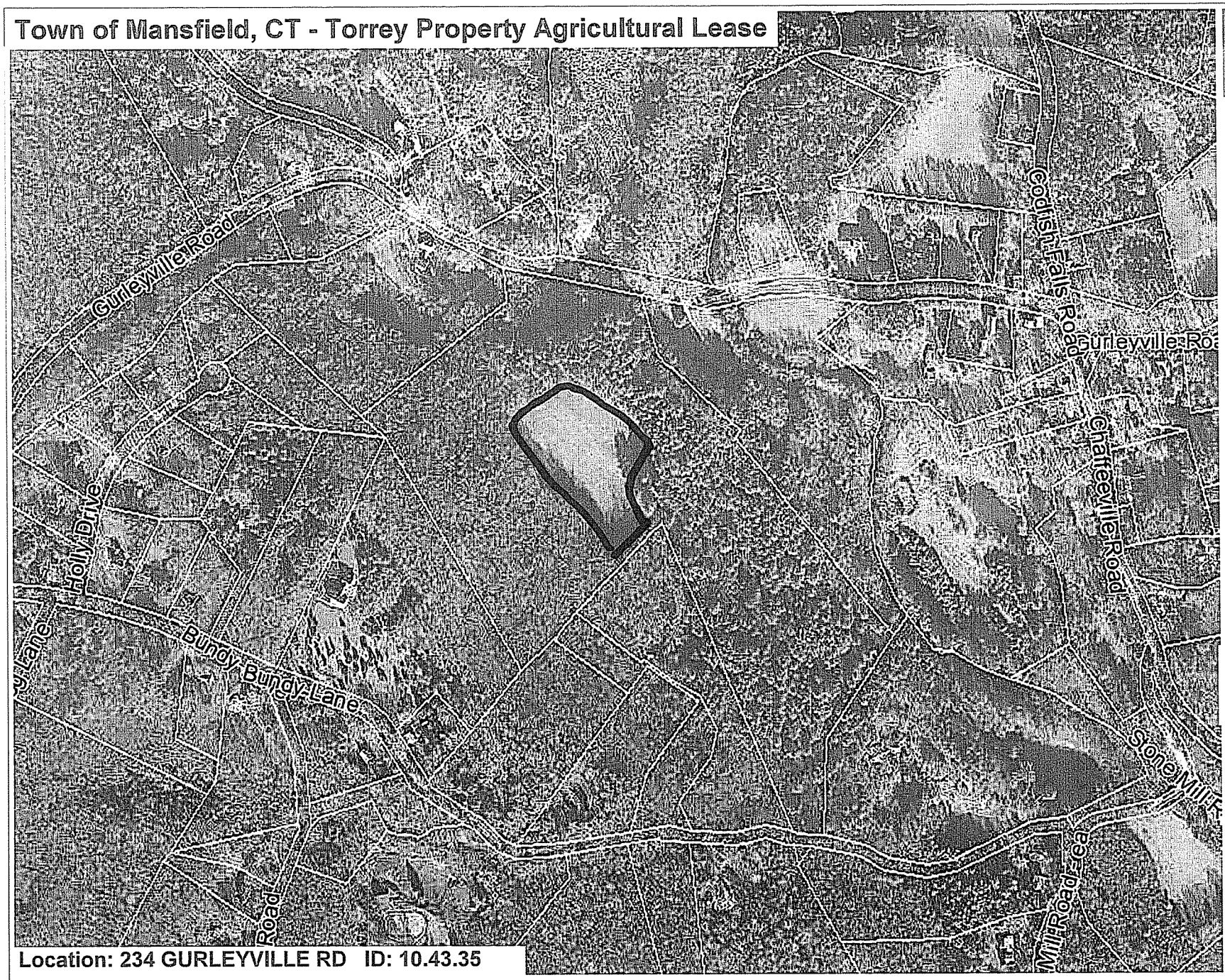
Town of Mansfield, CT - Torrey Property Agricultural Lease



MapGrid
towns
Dimensions
Address
ParcelID
Area
Streets
Parcels
powerlines
water
wetlands
Town roads
highways

1 in = 456.83 ft

Printed: 3/15/2012

Location: 234 GURLEYVILLE RD ID: 10.43.35

MainStreetGIS, LLC - www.mainstreetgis.com / info@mainstreetgis.com

Disclaimer: This map is for assessment purposes only. It is not valid for use as a survey or for conveyance

Adopted by the Town Council on January 13, 2014

Agricultural Land Usage Agreement Policy

The Town of Mansfield owns seven properties with prime agricultural soils. The Town of Mansfield is committed to keeping this land in agricultural production and therefore leases these properties to local farmers. In order to ensure the preservation of Town agriculture land and to promote good stewardship, the Mansfield Agriculture Committee recommends the following policy to be adhered to by its lessees. The Town understands that in some cases these policies may need to be modified. Modifications must be submitted in writing and must be approved by the Agriculture Committee.

- Cropland Soil Testing
    - Soil tests are to be performed once per year, at the same time of year (fall testing recommended). The soil test is to include Calcium, Magnesium, Phosphorous, and Potassium, as well as percent organic matter. In addition, recommendations from the testing lab for the aforementioned elements are to be obtained. Testing for and addressing deficiencies in additional elements is encouraged. The Lessee may choose the lab they prefer. The University of CT Nutrient Analysis Laboratory is an option.
- Fertilizer / Compost / Manure Types – Specify Allowed / Disallowed and/or standard to be followed
    - Fertilizer applications are to be applied per soil test lab recommendations; modifications to the lab recommendations are allowed with a written explanation.
    - Any application by the Lessee or their agent of sewage sludge or other treated residuals from wastewater treatment (biosolids) on the subject property is expressly prohibited, and will result in the termination of the Lease, immediately authorizing the Licensor to re-enter and repossess said property without legal process.
- Pesticides
    - All Material Safety Data Sheets (MSDS) sheets for scheduled applications of pesticides are to be provided to the Agricultural Committee prior to application for review when submitting yearly reporting forms. For non-scheduled applications of pesticides, all MSDS sheets are to be provided to the Agricultural Committee with the yearly reporting form.
    - All pesticides must be applied according to the manufacturer's recommendations and/or according to cooperative extension recommendations.
    - The use of Atrazine or its agent is expressly prohibited on the subject property, and will result in the termination of the Lease, immediately authorizing the Licensor to re-enter and repossess said property without legal process.
- Subleasing
    - Subleasing is not allowed without written consent from the Town of Mansfield and consultation with the Agriculture Committee.
- Cover Crops
    - Cover crops are required unless there is inadequate time to establish a cover crop post harvest. If no cover crop is applied, Lessee is to provide an explanation. For Leasees that would like assistance choosing cover crops, the Lessee is encouraged to contact the Agricultural Committee.
- Baled Hay and Plastic
    - The Lessee is required to remove baled hay, plastic, and any other residual farming supplies from the subject property at the end of each growing season and no later than December 15th each year.
- Storage of Manure

- The Lessee will refrain from long-term storage of manure on the site.

- Stone Piles
  - Stones removed from any field and piled around the perimeter are not to exceed 3 feet in height, without written consent of the Agriculture Committee.
- Invasive Plants
  - The Lessee is not to use any plants that are listed as invasive per the Connecticut Department of Environmental Protection.
- Removal of Trees and Shrubs
  - While the trimming of brush and overhanging branches is allowed along the edge of a field, the Lessee is not to remove any trees or shrubs without written consent of the Agriculture Committee.
- Removal of Stonewalls
  - The Lessee is not to remove any stonewalls from the property.
- Fencing
  - The Lessee is not to install or remove any fencing without written consent of the Agriculture Committee.
- Watercourses
  - The Lessee is not to cultivate within 25ft of a water body or watercourse.
- Inspection and Disturbances
  - The Licensor retains the right to enter the property to ensure the aforementioned requirements are being met and to enter and disturb property.
- Non-agricultural Uses
  - Only agricultural uses as defined in Connecticut General Statutes 1-1 (q) are allowed.
- Animals
  - The keeping of animals on the property is allowed with written consent of the Agriculture Committee.
- Agricultural Viability
  - The Lessee is to follow farming practices that maintain the land in good agricultural standing. Examples of this include the usage of cover crops and returning organic matter to the soil and maintaining grass cover on pasture.
- Contract Breach
  - Breach of contract will result in the termination of the Lease, immediately authorizing the Lessee to re-enter and repossess said property without legal process.
- Insurance
  - THE LESSEE will maintain Workmen's Compensation coverage in accordance with the laws of the State of Connecticut if employees are hired to work the land. The Lessee will provide liability insurance with limits of not less than $1,000,000, naming the Lessor as an additional insured, insuring against loss or injury caused by the Lessee's activity on the demised premises;
  - Heirs have right to harvest upon death of Lessee for the remainder of the current growing season, after which the lease will be terminated.
- The Agriculture Committee encourages lessees to seek out alternatives to genetically modified crops

Town of Mansfield
Lease Application
Mansfield Agricultural Property

Applicant Information

Name _____

Farm Name_____

Address_____
Phone_____
Email_____

Type of agricultural operation experience:

Dairy (specify years in business)

Crops (specify types and years in business)

Animals (specify types and years in business)

Other (specify types and years in business)

Describe capacity and experience to manage a leased agricultural property

_____
_____
_____

Describe past experience and improvements made if you have leased Town properties

Proposal

Name of property you are applying to lease

Intended use of the property, including planned crops or other uses

How does this fit your business plan?

What is your stewardship plan for the property?

How would your use of the property benefit the citizens of Mansfield?

Applicant Signature_____Date_____