

1. Please describe the operation you propose for this property. Include details regarding your proposed grazing management practices, vegetation/ Forage management irrigation management practices. Please include practices that you currently employ, and management results from them to conserve water, soil, and forage resources.

I would like to plant the area used for vegetables for the first year to a cover crop we could use for hay or grazing also maybe another year or two. I'm concerned about the weed seed load in this area and the entire field, also this would give an opportunity to build soil health for this area. After soil testing we could apply some compost or what was needed to the area and the entire farm. We would evaluate every year what the best approach would be for this area and the entire farm longer term with the help of staff.

We will and have in the past work with the city to get the weed pressure under control especially by the pond area on this farm. This could take a couple of years to accomplish. One of the best practices would be to use this farm for hay then grazing the aftermath the first 1 to 3 years. All grazing with a later in the season start could benefit this farm also especially after the weed management and soil health have been addressed. Giving the farm a chance to rest so to speak, but while keeping production going. Doing this once every few years. This is just one possibility.

Grazing management would be done with the approval from staff when we put animals in and take them out also the number of aum's. Rotational grazing would be easy to accomplish with the use of an electrical fence on this farm. The cows have been around this type of interior fencing many times before. We have used grazing on many properties to help control different issues, weeds, soil health etc.

Vegetation/forage management is very important to build the health of this farm but also the health and finances of the farmers. We do have decades of experience with looking at color, height for that year, thickness, recovery, production for that year depending on weather, irrigation, temperatures, etc. of the crops proposed for this farm. The management can be a little different depending on the year, what the farm needs both short term and long term. Dry years, irrigation usually starts earlier then wet with more water used and duration of irrigating longer. Hay production and grazing you must be aware of how much forage is out there and what height to cut and how much to graze, making sure you always leave enough for the farm to produce next year. If things look good sometimes a little more compost etc. is put on to up production.

Irrigation management is one of the most important things you can control. With the farmers ditch it does give you a little more time with irrigation then some ditches further East. We will maintain the ditches with a ditcher, we do have a backhoe if needed. We also have a few miles of gated pipe we could bring in and use if needed. This will help control the water better and reduce water use by both better control and water seeping. You need to start early enough since flood irrigation takes some time to cover the fields to make sure the crop is not hurting for water by the time you get through the entire farm. We have done 2nd irrigation many times as needed,

So if that is in the plan, haying or grazing must be figured out to make both applications a success. We do have C B T water we could rent or move over to this farm if needed. We would work with staff as needed on all issues. We have in the past used many different ways to enhance production while reducing impacts such as erosion, water use, etc. Since some answers can pertain to other questions we answered some of these in the sections below.

2. Please describe your agriculture background and any existing agriculture enterprises. Include general location, and the years of experience implementing the agriculture practices you have proposed.

I have 50 years plus of experience and I am a 5th generation farmer. My son is the sixth and the grandkids are the 7th generation all in Boulder County. My son has over 28 years of experience. Not only with the crops and grazing that is proposed for this farm, other crops as well. We have an operation that I started when I was 16, before that I helped my Dad, grandfather and many Aunts and uncles. We have a passion for agriculture in this area not matched by many. One reason is the history of the family and that passion and knowledge that is passed down through the generations. The operation consists of a cow calf operation, Dryland wheat, pasture, grass hay. Irrigated Corn, barley, alfalfa, alfalfa grass mix grass hay pastures. We have grown, raised, milked, many things over the generations. An example: my family had 2 dairies over the generations, with the knowledge handed down. Today we have no dairies but I use that knowledge in the milk production for the cow, calves in today's operation.

We also have a market farm named after the grandkids, 7th generation farm in Louisville. We sell vegetables, beef, pork, lamb, and goat, eggs, honey and have a pumpkin patch. Most of the beef will be sold through this farm, that will be grazed at the Chambers poor farm. I have been asked to serve on many boards and commissions. I currently sit on the C.O.C. committee for the F. S. A. as chair, 28 years as a supervisor for the Boulder Valley soil conservation districts currently serving as vice president. The Goodhue ditch board currently as a director. We won the highest soil health score in 2021 or 2022 on a City property (Spicers) and have been in the citizens soil health project since it started. We are up for 2 fungus awards this year. We have experience with organic production also. The market farm uses organic production protocols. We also have several 100 acres of forage production and grazing, all can be certified organic anytime. The cost involved is one reason we have not gone ahead with certification.

In the past I have sat on cropland policy for Boulder County open space. Food and agriculture committee for Boulder county. Local meat committee. Hosted many farm tours including several water tours. In 2012 I won the Conservation Excellence award given by the Agriculture commissioner for the state of Colorado. The Land Conservation Award by the Boulder County Commissioners. In 2023 a Centennial farm family proclamation was signed by the Governor and legislators of the state of Colorado for over 100 years of agriculture in the state. I received a letter asking if we are still farming today, they are going to have something for the state's 150 celebration next year. Without these open space acres allowing us to stay in business and financially solvent this would not be possible in the same place we started. We

would still be farming but probably in a different state. We actually have been here for 165 years with farming and ranching being the main occupation. We have many generations of experience in haying, raising livestock that this proposal suggests.

3. Please describe your proposed vegetation and soil sampling protocol or observations and how you will use this information to adapt and modify management practices.

We use both a regular soil test and the haney test. We do 5 farms every year for the haney tests with the help of the county. Testing is important but you have to have the farmers footsteps on the land looking to see if the crop is healthy, or is there an adjustment for timing, irrigation, fertilizing, grazing, haying or is something else affecting the health of the crop. Testing you can adjust fertilizers, timing etc. with the haney test you can adjust grazing haying for organic matter, microbes, fungus, compost, manure etc. I have used plant tissue tests in the past, they can be a little more problematic. I have found an experienced farmer or consultant, works best if there is an issue. But plant testing does have its place. And we have changed fertilizer, irrigation, timing of grazing or haying based on one of these tests. It just depends on what it is and the best approach to fix it. We can use both tests on this farm.

4. Describe how the city of Boulder agriculture land you are proposing to lease improves the viability of your existing agriculture operation or improves agriculture stewardship of your existing properties.

The stewardship and viability will improve on all farms with less pressure for grazing and production. Letting us take a better longer look at timing, soil health, grazing, irrigation etc. on all farms. It will help us spread production costs, equipment costs, labor costs over more acres. While the use of the sheds for equipment storage. Livestock (maybe calf some of the heifers out) in the corral while using the sheds for protection from the weather. Protecting some of the equipment from weather can be huge over time also. Storing some hay is also applicable. Having an employee in the house is huge so that someone is there to check water, livestock, condition of the buildings etc. daily. This will also help with a consistent labor force for the rest of the farm, year in and year out. Those midnight checks while calving come to mind also.

5. Describe how your proposal supports the implementation of the Fort Chambers-Poor Farm Management plan.

The Fort Chambers farm has a long history of agriculture production, cattle both dairy and beef. Our plan has incorporated this type of production. The barn with the loft is proof of feeding animals with hay produced on the farm or bought. The corrals and the loafing sheds the grain cleaning which is all evidence of agriculture production. As stated above myself and our family has a long history in the county and will be very thorough, thoughtful, respect the history of the farm, the area, while taking steps to improve the eye appeal, improve soil health, and work to improve the entire farm while reducing the carbon footprint needed for this type of crop

production. We will work with any group the city deems important to this farm. We have owned and rented many old farmsteads over the years. I was raised in an old farmhouse with old buildings. We know how to take care and help protect these older buildings used for farming and ranching.

6. Describe your ability to finance the implementation of your proposed operation. Include any information regarding any necessary capital or operating loans that will be required. Please describe how and where you will market the products grown on the property.

We have been in business for many decades. All the bills are paid and thousands of dollars has been put back into many farms for conservation efforts, some through the NRCS. Every farm but 2 are in the Conservation Stewardship program. Many of these are grass farms with grazing and without grazing. If successful and with the staff's permission I would like to sign this farm up also. It's a good way to have a different thought process, while working on this farm. They also check to make sure we are getting things done. We are working on soil health, fertilization, timing of haying, weed pressure, stubble height and regrowth. We have purchased miles of gated pipe on our own, and put up fencing to enhance soil health and grazing. Compost, cover crops, minimum-till, no till equipment purchased, paid for to move the entire operation forward. I can give many financial references if needed. Some years are harder than others. Example: In 2017 we had 2 major hail storms wiping out 100's of thousands of dollars in crops. Then in 2018 as we were trying to recover from the losses the year before we got hit again by hail in 2018 once again wiping out 100's of thousands of dollars of crops. Somehow through a lot of hard work the bills, rent, and everything else was paid.

Marketing the crops grown on this farm will be easy since we already have established markets that these products can be sold at. Cattle, hogs, sheep, through 7th generation farms and to local customers. We have had to increase the cow herd to accommodate this part of the operation. Hay, vegetables etc. can also be sold through the market farm and local established markets that we have. Since we are also asking for the house we could sell some of the crops produced at the farm and put in some of the hay in sheds by hand if needed for sale later.

7. Please describe any kinds of infrastructure improvements that you envision for the property.

The corrals of course need some help. We could put up some continuous fencing and be able to take it with us if needed. If the City wants to put something in we would help if needed with labor. We can do low cost maintenance ourselves, small fixes etc. Since we would like the house also we would with staff approval go over what would be appropriate uses for some of the sheds, animals, hay and equipment storage. If we do vegetables and need a place to wash we would get permission from staff first.

8. Please describe the equipment needed to implement your proposed grazing and vegetation management operations on the property and how you will meet those needs.

We currently own everything needed for this proposal to be successful, including the animals. We have 4 small balers 3 3x3 balers. 3 swathers including 2 self propelled 1 pull type. 4 sets of rakes to double windrows up. 2 stackers, 11 tractors for haying equipment and planting if needed. 4 drills 3 are no-till, plows, rippers, mulchers, levels. We also have the finances to keep this operation going, through lean years. We currently own all supporting equipment, portable corrals, portable fencing, and several livestock panels on a trailer. A maternity pen with head catch. Several feeders including troughs for grain or distiller grains for feed hay feeders, corn grinder. A stock of medicine for the animals if needed. We have a vet come out at least twice a year to preg. check and look at herd health. We also have 3 chutes for cattle and we could bring one of them over to help with herd health if needed. We have 1 calf table to help when we have young calves which we make portable. Hog feeders, chicken feeders etc. We have a manure spreader 3 loaders to clean corrals and spread the manure on the farm as needed. 2 portable welders, 2 service trucks, a generator, 3 water pumps, all supporting equipment, hand tools, power tools, a bunch of spare parts, tires etc. Our own tire machine and extra tubes and tires to fit most of the equipment and tractors. Shop service manuals on most equipment. We have many years of experience working on and fixing equipment, doctoring animals, and we try to avoid the problem in the first place with good maintenance.

9. Are you involved in your agriculture enterprises on a full time basis? If not, what percentage of your time is dedicated to agriculture pursuits?

We are quite involved with agriculture 100 percent of the time. I personally have donated thousands of hours volunteering to sit on committees mentioned above without any compensation. That goes back to the passion for agriculture in this area as mentioned above. I have been blessed to be able to pass my knowledge on while trying to help the entire agriculture Community.

10. Please provide any information pertaining to your eligibility as a U.S. Department of Agriculture historically underserved producer.

I believe this is for young farmers, female farmers and people of minority descent. We have not made anything official but Cory's wife is a female. Cory and the boys are all young farmers. We also have some Cherokee in the family bloodlines. My Dad was over half Cherokee.

11. Please describe your pay and employment practices and how you have provided farm goods to disadvantaged communities or mentored first generation farmers.

We pay way above the minimum pay scale. And for the minimum wage scales that the county, cities have put in. Hiring practices over the years have hired many people who would fall into many different categories, including but not limited to race, color, sexual orientation, disabled etc. Many positions come with vacation pay, a bonus etc. We are currently looking at health care options.

We have sold and donated many products to disadvantaged communities over the years. For over 20 years we have bought a steer at the Boulder County fair with a couple of other farmers supporting both the kids at the fair and donated it to meals on wheels supporting many community members with this alone. Donated to a food bank through the market farm and also selling at a discount to another food bank. Hosting a sight impaired school at the pumpkin patch since we started. We sell hay, grain, and animals also to these groups. As stated above we have given back by sitting on committees, hosting farm tours, talking with other open space departments, Larmie county, Jefferson, Adams and other cities who have open space programs, Erie, Lafayette, Louisville, Etc. We have many different cultures that buy from us goat, lamb, and feed seem to be the most popular for this.

I have now and in the past mentored many first generation farmers. Now the market farm has 3 of them which I feel are great. I have had several that moved out of state. 3 are still in agriculture, one in Missouri, the other 2 in Wyoming. I have answered many questions and tried to help many others over the years not only about agriculture but life also. It takes a special type of person to do agriculture.

12. What is your proposed bid for this property?

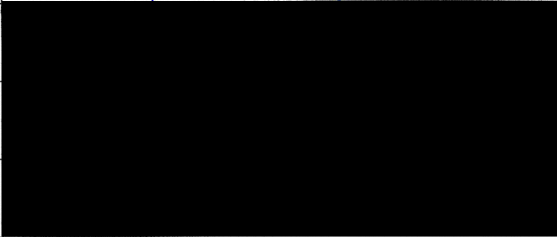
Vegetables are a possibility and would be sold through the market farm or on site \$150.00 an acre. After the weed seed load is addressed.

Hay \$ 35 a ton or \$80.00 an acre with aftermath grazing included.

Grazing \$ 20.00 an aum if the city chooses \$35 a ton for hay. We would make all records for this farm available to staff if needed.

Proposal Form- Required

Failure to complete, sign and return this signature page with your proposal may be cause for rejection.

Contact Information	Response
Company Name including DBA	Bateman Farms LLC
List Type of Organization (Corporation, Partnership, etc.)	Limited Liability
Name and Title of Person Authorized to Contract with City of Boulder	Keith Bateman
Name and Title of Person Submitting Bid	owner / manager
Email Address for Person Submitting Bid	
Company Address	
Company Phone Number	
Company Website	N/A
Company Fax Number	N/A

By signing below, I certify that:

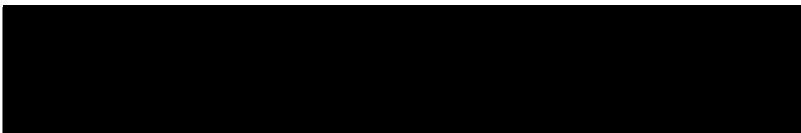
I am authorized to bid on my company's behalf.

I am not currently an employee of the City of Boulder.

None of my employees or agents are currently an employee of the City of Boulder.

I am not related to any City of Boulder employee or Elected Official.

I am not a Public Employees' Retirement Association (PERA) retiree.



Signature of Person Authorized to Bid on Company's Behalf

2-23-25

Date

Note: If you cannot certify the above statements, please describe the reason in a statement of explanation.

References

Provide personal references that are familiar with your agricultural experience including the following, as possible. Please provide only names and contact information. Do not include reference letters as part of your submission.

- Two neighboring landowners to proposer's current operation;
- A landowner who leases or has agreed to allow the proposer to use their land;
- A ditch rider, lateral captain or water commissioner who has worked with the proposer on their current operation;
- A customer or buyer of the proposer's current agricultural product;
- Any additional similar references that the proposer believes would be helpful in evaluating the proposed operation;

Name	Email address and Phone Number	Relationship
Cody Peoples		Ditch Rider
Justin Odle		neighbor / county
Cindy Domenico		neighbor / farmer for
Carly Bickel		customer / hay
Bill Wanket		landowner
Trent Kirsner		neighbor / county

*Please note that bidders may be asked to provide financial reference(s) and information upon request.