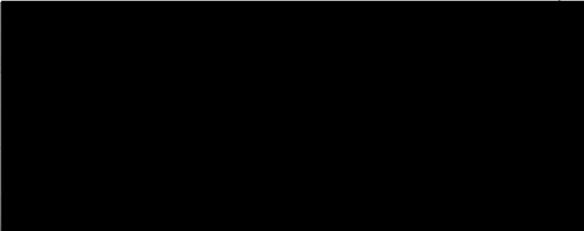


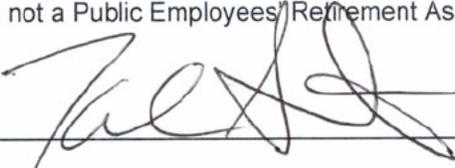
# PROPOSAL FORM- REQUIRED

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

Contact Information	Response
Company Name including DBA	The Golden Hoof LLC
List Type of Organization (Corporation, Partnership, etc.)	LLC
Name and Title of Person Authorized to Contract with City of Boulder	Karel Starek, owner
Name and Title of Person Submitting Bid	Karel & Alice Starek owners
Email Address for Person Submitting Bid	
Company Address	
Company Phone Number	
Company Website	
Company Fax Number	www.thegoldenhoof.com _____

**By signing below I certify that:**

- I am authorized to bid on my company's behalf.
- I am not currently an employee of City of Boulder.
- None of my employees or agents is currently an employee of 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**

3/13/21  
 \_\_\_\_\_  
**Date**

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

1. We propose to manage the existing hay fields on the Seigle property to produce hay in support of our cow herd and sheep flock with a secondary use of aftermath grazing. We will use the current pasture acreage as irrigated pasture. We are not looking to break into the hay commodity market or export the fertility embedded in this hay. We will use the feed from this property to support our grazing herd/ flock (flerd) which we manage regeneratively (based on measurable results) and to the best of our ability.

We will likely take one to two cuttings of hay per year from the hay fields. This hay will be fed entirely to our cows and sheep that are being sold direct to consumer into the Boulder local food economy. For the health of the soils on the property we would allow sufficient regrowth to occur prior to aftermath grazing and strive to always leave a residual leaf matter of at least 4 inches to preserve and enhance soil fertility and biodiversity.

We expect to flood irrigate regularly throughout the season to promote steady growth of the existing hay/pasture species and to achieve good germination of any inter-seeded forage crop species we may introduce to improve the overall pasture health and extend the effective grazing season as we have been doing on all of our pasture properties. We have found that more irrigations of shorter duration often have a very positive effect on our managed lands. In order to achieve best results we find that we need to maintain our ditches to high standards so that the water flows quickly with less leaks in order to cover the land quickly and effectively and not create anaerobic soil conditions.

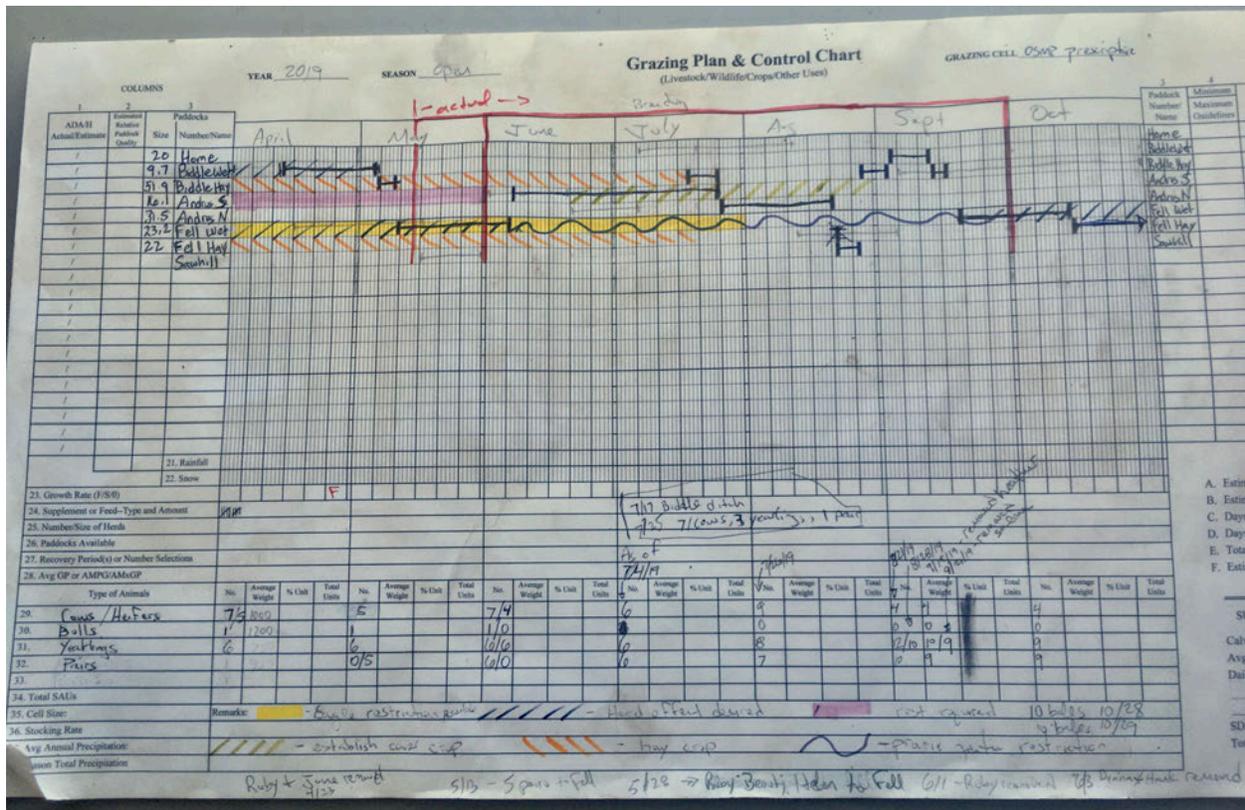
We will pull and repair the ditches on the Seigle property as needed as we have been doing for the past 11 years on our property and as we have done for the last three years on the Biddle property (we were repairing and maintaining these ditches during the last 2 years of the Sawhill's lease on that property). If the situation warrants, we will work with OSMP to have the ditches burned.

We will be highly motivated to keep the outlet pipe from the basin in the west pasture flowing properly as it's operation and our timely flooding of the property will keep the water flowing and clear for the benefit of our animals. We do not like to have stagnant water near our animals as it attracts and creates suboptimal health situations.

We will not do anything that might cause any deterioration in the existing view scapes.

We will manage grazing on this property holistically utilizing both growing season and dormant season grazing plans for each group of cattle within our herd to help us balance our goals for optimizing the health and productivity of the pastures with the forage needs of the cattle herd in a synergistic way. These grazing plans combined with the use of temporary paddocks within the fields (created with electric poly-wire reels) allow us to make daily decisions that account for and balance multiple factors and goals for the fields we are managing. The figure below shows a copy of our 2019 growing season plan on OSMP lands where we were grazing one group of cattle. This plan took into account restrictions and OSMP desired outcomes including eagle nesting restrictions, timing of desired herd effect on invasive plant species, exclusion time periods for prairie gentian, early season rest periods on pasture that had previously been overgrazed, as well as our own production goals.

We will use single strand electric poly wire with step-in posts to subdivide the pastures in order to concentrate the grazing impact into short windows of less than one week during the growing season in order to ensure overgrazing of desirable plant species does not occur while maximizing the regrowth/rest periods between grazings. Our grazing patterns will take the form of strip grazing in short-term temporary paddocks radiating out from the tail water pond at the bottom of the hill with daily paddock expansions to ensure grazing is concentrated on the



newly expanded portion of the temporary paddock or or using flowing water through the irrigation laterals as stock water when that makes sense.

These temporary subdivisions will not show up on the grazing chart (example above) which will only show the total number of days in a designated field or pasture, however the plants will only be exposed to grazing pressure for very short periods within that total number of days listed on the chart except in small areas around the stock water access. Based on daily observations, adjustments to the subdivisions will be made as needed to minimize impacts around things such as water access points.

Our electric poly wire will be interconnected and brought power via a single strand perimeter offset wire located at about 3' in height surrounding the property (connected via an underground insulated line at the gates) and powered by a solar charging station as we have done on the Biddle property for the past three years (two of which the property was being leased by Pat Sawhill). We will of course keep both the offset wire and the existing fence in good repair.

Our grazing plans will accommodate the natural resource concerns of this property such as the need to rest the overgrazed pasture while the newly seeded crop is becoming established enough to handle grazing, as well as critical timing windows for grazing weedy areas of the property prescriptively, and can be adapted on the fly. We would pay particular attention to ensuring that the sand burr weeds that are beginning to take hold in the overgrazed pasture are out-competed by more desirable species by leaving ample residue and timing future grazings in order to prevent it from setting seed. In Spring of 2021 we would sweep this pasture by hand with our staff to remove the existing dormant seed heads. We do not expect to need any sort of herbicide in addressing this weed problem or with other weeds on the property. We are

able with our temporary electric fencing to create ad hoc exclosures as needed within a paddock to promote desirable species (as we did in years past to prevent the cattle from grazing a stand of native Big Bluestem Prairie Grass along the edge of the Biddle wetlands while removing less desirable species such as Cattails and Teasel).

Our detailed plan will be developed after we can better project what other hay or grazing fields may be available to us through OSMP or other land lease arrangements, and will take into account the projected carrying capacity of livestock for this property, and be adjusted throughout the year so as not exceed the observed carrying capacity of the pastures. The actual number of grazings during a given year will vary to optimize the amount of forage harvested while ensuring that overgrazing does not occur. Each paddock or subdivision within the field will be treated individually based on it's response to the grazing rather than on a schedule.

We will continue to rotate our herd regularly during any dormant season grazing, as is best practice to optimize stockpiled forage utilization and animal nutrition as well as with an eye toward avoiding unnecessary pasture impacts.

The proposed grazing/irrigation protocols, which we have used on our own farm, will support optimal pasture growth by minimizing the duration of grazing and flood irrigation impacts on the pasture plants while controlling the percentage of residual leaf canopy allowing us to optimize the regrowth periods, which in turn will maximize the photosynthetic capture of solar energy to feed the soil food web and sequester carbon. This will of course, also minimize soil erosion and protect soil fertility. As we have refined this grazing system over the last 11 years on our home farm, we have seen the health of our pastures and animals constantly improve.

In 2020 our home pastures received the highest soil health scores of any pastures in the Citizens Sciences Soil Health Project study. Phil Taylor one of our farm members and the leader of Mad Agriculture (see references) has also rigorously tested our soil carbon reserves and will testify to our exemplary results.

To achieve our goals for improving the quality of the forage coming off the pasture while creating extended season grazing opportunities for our cattle, we would additionally plan to use innovative pasture cropping and key-line techniques to introduce an additional diversity of grasses, perennial legumes and annual cereal crops into the pasture (which will of course also increase all biological diversity) while improving the water retention and cycling on the sloped portions of the property.

We have experimented with pasture cropping and key-line techniques on our own fields for a number of years using cover crop mixes and brassicas along with perennial grasses and legumes planted into slits created by our 'no-till' Yeoman's subsoiler as well as our min-till Plant-o-vator. We will continue to utilize these tools across our managed lands and can see how their use on the Seigle property may help us achieve our shared goals with OSMP for best stewardship practices on City Agricultural Open Space Land. In particular after a year of rest, the NW pasture may benefit from additional inter-seedings (on-contour to avoid any soil erosion and to protect soil fertility).

Last season we followed the recommendations from our 2019 Haney tests on the Biddle Hay fields to intercrop more legumes (as part of a diverse cover crop mix) into the pasture using our Plant-o-Vator and saw a remarkable jump in the Haney Soil Health Score from a 15.49 in June 2020 to a 26.30 in September of 2020. Normal ranges for this Soil Health marker rarely go above 18 in Colorado.

In our past experience we have found that when utilizing these practices, pests and weeds are not issues. We will manage pests and weed species as we always have, using intensively managed grazing techniques combined with species diversification as needed for the health of the soils, animals and ecosystem.

**2.** The Golden Hoof is a holistically managed, diversified Demonstration Farm started in 2010 by Alice and Karel Starek at [REDACTED], Boulder, CO 80301 ([www.thegoldenhoof.com](http://www.thegoldenhoof.com)). We currently operate a small, diverse-enterprise (beef, lamb, pork, chicken, turkey, duck, and goose; chicken and duck eggs; raw A2A2 cow dairy, fruits and vegetables), regenerative farming and direct-to-consumer food club where we have been learning myriad aspects of ecological farming and ranching through hands-on experience. Karel is also both on the Board of the Green Ditch and is currently the Ditch Rider.

The foundation of our operation is grass farming with an emphasis on feed quality to achieve our herd health goals and exceptional quality grass finished beef and lamb. To achieve the high level of feed quality and productivity we desire we have implemented a holistic approach toward land stewardship which includes rotational grazing, soil mineralization and fertilization, as well as inter-seeding pastures for improved species diversity, forage quality, and extended season grazing. We have used intensively managed ruminant grazing systems on our farm (cutting some hay for winter feed and purchasing the rest) while rebuilding the soil biological life, organic matter and species diversity in our pastures and producing high quality foods for our customers since 2010.

The Golden Hoof currently maintains a beef herd of about 60 animal units (from cow-calf pairs to 2 year olds in a grass finishing program) and a sheep herd of about 20 animal units. We divide the herd/ flock (flerd) into multiple groups based on management requirements for the differing classes of cattle/ sheep within the flerd. We are actively growing this flerd as quickly as makes sense in order to keep up with ever increasing demand.

In 2018 and 2019 we assisted Pat Sawhill on her OSMP agricultural leases to both irrigate and maintain the irrigation laterals, as well as cut, rake and bale the hay on those properties. In 2019 we started a relationship with City of Boulder OSMP (working directly with Eric Fairlee) to provide prescriptive grazing services which is helping improve ecological functioning in some of their wetland habitats. This relationship was furthered in 2020 when the Golden Hoof assumed the lease on the Biddle OSMP parcel.

Additionally we have provided grazing services in 2020 on several private parcels including a sub-tenant grazing arrangement with Kilt Farms on one of their Boulder County owned parcels.

**3.** On all OSMP land under our management we will monitor the impact of our haying/grazing/irrigation rotations over the course of the years to ensure that we are making progress with regard to measurable improvements in the health of the overall system such as yield, species distribution and diversity within the forage and soil microbial life, as well as stored carbon in the soil profile. We have been implementing what we have been learning about soil health practices across our managed lands, and believe strongly that outcomes are what matter more than simply following soil health practices. This proposal reflects what we are currently doing to manage and measure our results which will evolve as we move forward. We will manage this property

biologically and in accordance with organic best practices (without certification) and will not be using any organically approved inputs that may harm soil life.

We would propose to test the Seigle property with the Haney test for soil health and biological life as a guide to management strategies which will include inter-seeding of additional beneficial forage crops species into the existing pasture/ hay field mix using the aforementioned min-till pasture cropping techniques (without the use of herbicides) to optimize the ecological functioning of the soil, improve forage quality and productivity, and improve soil carbon sequestration.

We began a remineralization project in fall 2020 on our home farm pastures and on the Biddle Open Space hay fields following the recommendations from International Ag Labs soil tests. We have observed excellent results with a similar mineralization program (using Logan Labs) on 6 acres of hemp fields at our [REDACTED] over the last 4 years and in our home farm gardens over the last 8 years. [REDACTED] have seen steadily improving crop and soil health measures/ scores.

In 2021 we will use International Ag Labs to test the soils at Seigle for mineral imbalances that could be holding the productivity and quality of the forages back. We will use these test results along with the observed results on our already amended pastures this season to assess whether there is a good case for expanding this mineralization program onto the Seigle property.

Depending upon results from soil testing or observed forage deficiencies we may also use biological amendments or inoculants to stimulate plant health and growth for the benefit of the soil food web and our animals.

**4.** Access to a sufficient land base is the primary thing holding our operation back at this point. The hard truth is that we cannot be profitable while purchasing significant amounts of hay for our livestock at current market prices. Days spent grazing rather than mechanically feeding harvested forage is a primary way for us to improve the profitability of our business and the quality of our products. To accommodate the times when forage quality is insufficient for our purposes, or we are unable to graze due to field conditions we can produce our own hay on leased land like the Seigle property for about 1/2 the rate at which we have been able to purchase it over the last several years. This trend does not seem likely to change and we would greatly benefit from being in direct control of the quality and costs of our feed.

We believe we can achieve all of our goals including increased revenue, lower expenses, higher quality feed, greater resilience, better soil and animal health, and more value to the community once we are intensively managing 200 or so quality acres. Right now we only have direct management control of around 100 acres and are relying on custom grazing arrangements to carry our developing herd while we seek additional lands to manage. Our lack of enough land limits our ability to enhance and rest our current land base while maintaining and growing our customer base. The addition of the Seigle would put us one big step closer to reaching our goals while also allowing us to demonstrate and practice more promising regenerative agricultural strategies.

Our business strives to finish our beef and lamb to the highest standards on an all-forage diet year-round. Doing this essentially requires access to dairy-quality forage at all times of the year, not just during the portions of the growing season when the dominant cool season perennials are providing high average daily gains adequate for grass finishing these animals. Extended hay feeding periods or long winter grazing periods on low quality forage can have a significant

detrimental effect on the success of our enterprise from both cost and quality perspectives. Consequently, we need to employ an integrated strategy combining multiple approaches to optimizing the forage quality for our herd throughout the year (which happens to overlap significantly with regenerative soil health building practices).

Relying on the commodity market for hay is not a reliable or cost effective way to ensure consistent quality or affordable feed for the hay feeding windows. Adding the Seigle to our land base would allow us to increase our own hay production giving us greater control over the cost and quality of our feed and allow us to graze a portion of our herd there during windows when other pastures we are managing are in the recovery or stockpiling phase.

**5.** We have personal access to the funding necessary for this scale of operation including the funding to revitalize this land base allowing us to rapidly improve its underlying biological health in order to create more, higher quality forage which in turn would create healthier and tastier local foods.

For the near future all of our sales will continue to occur on our home farm at 3375 75th Street through our rapidly expanding food club. We are currently providing access to beef, lamb, pork, chicken, turkey, duck, goose, raw dairy, duck and chicken eggs, fruits and vegetables year round for our 200+ member families.

**6.** Offset wire added to Perimeter fence for electric fencing.

**7.** We own the following applicable equipment:

**Livestock Handling:** Portable corral, squeeze chute and livestock trailer, Portable Electric fence system including solar electric charger.

**Tractors:** Kubota M7040 DT (70 hp, 4wd), Allis Chalmers 200 (100 hp), BCS walk behind tractor (with multiple implements including sickle bar mower, hay rake, tedder and mini round baler).

**Maintenance:** 2 Eversman ditchers, Scotch Harrow pasture drag, Equipment trailer, fencing repair tools, Skid Steer w/ fence post auger and other attachments.

**Pasture improvement:** Yeoman's subsoiler with seed pots, 3-pt Spray rig for biological foliar, 3-pt Broadcast spreader, Plant-O-Vator - 7 row sod-based seeder/fertilizer, Maschio DL200 Power Harrow w/ Compagna 2000 seeder attachment.

**Hay Equipment:** Reese Drum Mower, Enrossi rotary hay rake  
2015 New Holland Roll-Bale 450 Baler.

**Rent from Agfinity:** - Fertilizer Spreader Cart.

**8.** Alice and I are both full-time committed to agricultural pursuits and are supported by two full-time apprentices as well as three 10-month interns. All live and work full time with us on the farm. We will not need to hire additional help to manage this land.

9. N/A, although our internship/apprentice program has served to mentor both minority participants and young farmers.

Over the last 12 years we have completely immersed ourselves in local farming and food systems. Working both on and off of our farm to help strengthen and build this community. Our internship/apprentice program is a full-emersion learning opportunity and experience for new and young farmers. Many of our former interns have used their experience at the Golden Hoof to launch farming careers in Boulder County and all over the world. Locally, Black Cat Farm’s livestock manager, Xavier Dyson, graduated from our internship program two years ago as did Andy Breiter of Gramma Grass LLC. In other years we graduated Taylor Sanders of Long Table Farmstead in Lyons and Annaliese Dankers at Bluebird Sky Farmstead in Longmont.

We have also helped further the aspirations of new young farmers at our other headquarters farm, giving them a chance to start their own farming ventures with already established fertile annual vegetable fields, apple orchards, overhead and drip irrigation systems, and a largely solar/ passive greenhouse. Additionally, we have been quite active in the politics of local farming in this community working to help improve local farming land use codes, providing feedback to improve the Open Space leasing process and helping local farmers navigate and hopefully improve local food laws.

**10. What is your proposed per AUM bid for this property?**

On the 32.8 hay field acres we offer \$65 for hay plus \$10 for aftermath grazing for a total of \$75 per acre. On the 13.4 pasture acres we offer \$20 per acre based on it’s need to be restored and the investment we expect to make in order to improve it. Total = \$2728.

**References:**

Name	Email & Phone	Relationship
Anne Cure	[REDACTED]	Neighbor, Farmer and Grazing Lessor in 2020
Neal Sliker	[REDACTED]	Neighbor, Customer, Veterinarian
Amy Willhite	[REDACTED]	Green Ditch president, OSMP water resources coordinator
John Feuerstein	[REDACTED]	Customer
Phil Taylor	[REDACTED]	Mad Agriculture, Customer, CU Professor, Soil Carbon project
Michael Moss	[REDACTED]	Farmer, We Grazed his cover crop in 2020