

**City of Palmer  
Action Memorandum No. 16-056**

**Subject:** Authorizing the City Manager to Negotiate and Execute an Agricultural Lease with Robert Shumaker for a Parcel of Land Containing Approximately 2.39 Acres of Airport Land Described as Lots 4 & 5 Mohan Subdivision Located on Outer Springer Loop.

**Agenda of:** September 13, 2016

**Council Action:** **APPROVED**

**Originator Information:**

**Originator:** Frank Kelly, Airport Superintendent  
**Date:** August 11, 2016 **Requested agenda date:** September 13, 2016

**Department Information √:**

Route to:	Department Director:	Signature:	Date:
	Community Development		
X	Finance		8/11/16
	Fire Department		
	Police Department		
	Public Works		

**Approved for presentation by:**

	Signature:	Remarks:
City Manager		
City Attorney		
City Clerk		

**Certification of Funds:**

Total amount of funds listed in this legislation: \$ **241.38**

This legislation (√):

- Has no fiscal impact     Creates a positive impact in the amount of: \$ 241.38  
 Creates a negative impact in the amount of: \$ \_\_\_\_\_

Funds are (√):

- Budgeted    Line item(s): \_\_\_\_\_  
 Not budgeted    Affected line item(s): 03-00-00-3432

General fund unassigned balance (after requested budget modification): \$ \_\_\_\_\_

Enterprise unrestricted net position (after requested budget modification): \$ \_\_\_\_\_

Director of Finance Signature: 

**Attachment(s):**

- Proposed Lease Agreement
- Property Maps

**Summary Statement:** This action memorandum authorizes the City Manager to negotiate and execute an agricultural lease with Mr. Shumaker to perform agricultural operations on 2.39 acres of airport land, of which said agricultural products are not by nature, bird attractants, and enacts very strict "Use of Property" language.

Mr. Robert Shumaker would like to lease approximately 2.39 acres of City of Palmer agricultural land located off the Outer Springer Loop across from the Golf Course. Mr. Shumaker will not plant crops this year and has agreed to keep the weeds plowed under until next spring when planting can begin.

The original proposed lease from May, 2013, was negotiated with Mr. Berberich but never executed due to a misunderstanding and inconsistent lease language. The lease rate of \$101.00 per acre is based upon the Fair Market Rent for agricultural properties at the airport, as determined by the real estate appraisal completed by Follett & Associates in July, 2010.

The agricultural leases at the airport are recognized in the 2009 Palmer Airport Master Plan as a source of airport revenue and are in agreement with the Federal Aviation Administration Sponsor Assurance #6, "Consistent with Local Plans".

Palmer Municipal Code 3.20.090 allows for a two years or less lease without notice requirement. The term of this lease is for two years.

**Administration Recommendation:** Authorize Action Memorandum No. 16-056.

