



Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: November 20, 2017

Re: Operating Agreement with Columbia Farmers Market

Executive Summary

The Columbia Farmers Market (CFM) has operated a Farmers Market at a parking lot at Clary-Shy Community Park, for at least the past 20 years. With pending approval of improvements to Clary-Shy Park, including the construction of a permanent MU Health Care Pavilion, this agreement addresses items such as temporary market locations, fee structure and maintenance responsibilities. This new agreement is for 15 years starting March 1, 2018; provides a sliding scale of rental fees based on construction phases; and identifies that the Parks and Recreation Department is responsible for maintenance and may rent the facility to others when not used by CFM. Staff is requesting City Council approval of the ordinance authorizing the lease agreement with Columbia Farmers Market.

Discussion

The City has had a long-standing partnership with the Columbia Farmers Market (CFM) that allows the organization to lease a specified area of Clary-Shy Park to operate a Farmers Market to serve the citizens of Columbia.

Key terms include:

1. The leased area is identified on "Attachment A" and will include future access to the MU Health Care Pavilion, on-site storage areas, access to restrooms, a pedestrian plaza and adjacent parking.
2. The term of the lease agreement is for 15 years starting on March 1, 2018 and shall be automatically renewed for up to 20 successive terms of one year.
3. CFM may operate the Farmers Market on Saturdays from 6:00 a.m. to 3:00 p.m., and up to twelve (12) additional hours each week, on any other day of the week and during such hours as requested by the CFM and approved, in writing, by the Director.
4. The lease area must be used solely for the operation of a Farmers Market.
5. Rent during phased construction shall be paid on a monthly basis with the first month's rent being due March 1, 2018. Thereafter, during construction, rent shall be paid on the 1st day of each month. During periods where the Leased Premises is under construction, CFM shall pay to City:
 - I. Two Thousand Dollars (\$2,000.00) annually for the use of the original parking lot only;
 - II. Three Thousand Dollars (\$3,000.00) per year for the use of the new concrete pad only;



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- III. Six Thousand Dollars (\$6,000.00) per year for the use of the new concrete pad, middle third of structure, storage and bathrooms.
- IV. City and CFM will equally share in the costs for portable toilets until a permanent restroom facility is constructed and available for use.

6. The City will continue to maintain the area used for the Farmers Market and will mow the grass areas adjacent to the Farmers Market. CFM will remove all debris at the conclusion of their operation.

7. Special promotions such as concerts that may attract larger than normal crowds or those held on dates outside of the approved schedule may be approved through the Park Special Use Permit process.

This ordinance, if approved, authorizes the City Manager to sign the proposed lease agreement with the Columbia Farmers Market.

Fiscal Impact

Short-Term Impact: Revenue should offset operating expenses

Long-Term Impact: Revenue should offset operating expenses

Strategic & Comprehensive Plan Impacts

Strategic Plan Impacts:

Primary Impact: Economy, Secondary Impact: Social Equity, Tertiary Impact: Infrastructure

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Economic Development, Tertiary Impact: Environmental Management

Legislative History

Date	Action
09/19/2016	R139-16. MOU with Friends of the Farm for Fundraising Efforts for the Development of a Farmers Market Community Center and Community Agriculture Garden at Clary-Shy Park Council items here
06/16/2017	B167-17. Agreement with The Curators of the University of Missouri, on behalf of University Missouri Health Care, for the naming rights/sponsorship of the large pavilion located at Clary-Shy Park Council items here



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04/03/2017	R46-17. Authorizing an agreement with Sustainable Farms & Communities, Inc. for the use of Clary-Shy Community Park for the operation of a Farmers Market and community education garden. Council items here
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Suggested Council Action

Approve the legislation authorizing the lease agreement with the Columbia Farmers Market.