

Section: A.S.B.	Page: Adopted: February 14, 2017 #42/17
Subject: AGRICULTURAL LEASE OF CAMROSE COUNTY OWNED PROPERTY	Control Code: 11.36

Purpose:

To establish guidelines for leasing County owned property, used for primary agricultural production.

Principles:

1. Lease out County owned lands to generate revenue and reduces the cost of maintaining County owned property.
2. Demonstrate responsible land stewardship principles identified in the County's Municipal Operating Principles.
3. Maintain open and transparent public accountability during the lease of County owned property process.

Definitions:

- "Agricultural Land Leases" means County owned property used for primary agricultural production.
- "Taxes" means all taxes, including (but not limited to) goods and services tax, real property tax and school tax, rates, duties, levies and assessments of any kind levied, imposed or assessed against the Leased Lands, any building thereon, or any alterations and improvements made thereto, or with respect to the Tenant's use of the leased lands.
- "Original lease" means a lease preceding all others in time or being, or conditions outlined in the County land purchase agreement.

Policy Statements:

1. All agricultural land leases will be reviewed in September of each year to confirm expiration date, and conditions of the lease.

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2. If a lease is due to expire in the following year the lease holders will be contacted, in writing, to inform them of the expiration date and indicate the intent to renew or offer for tender.

Procedure Statements:

1. Lands to be leased may be advertised for lease by tender. The highest, or any tender, will not necessarily be accepted.
2. Leases will be for a period of three years, from start date, with an option for renewal of an additional two years.
3. Priority will be given to bona fide County residents involved in primary agricultural production and paying taxes to Camrose County.
4. The Lessee shall have the first right of refusal to renew the said lease at the discretion of the County, subject to all existing terms and conditions of the original lease and amendments thereto.
5. Lease payments are to be made annually, and shall include all applicable taxes on the property.
6. All leases will be subject to annual rate reviews and adjustment to reflect the current land lease rates, based on comparative lease values as determined by the Manager of Agricultural Services, or designate.
7. Crop loss damages due to development of said lands, road construction, or oil and gas activity shall be directed to the Lessee, to compensate for loss of pasture or cropland.
8. A minimum of \$2,000,000 personal Liability Insurance with Camrose County as named insured must be maintained for the duration of the lease.