



**CITY OF EL CAMPO**

**PROPOSAL FOR LEASE OF REAL PROPERTY**

**CITY OF EL CAMPO, TEXAS  
REQUEST FOR PROPOSAL**

The City of El Campo, Texas, is accepting sealed proposals for ***Lease of Real Property*** — Type of Work: The City of El Campo, Texas, desires to lease 53.8 acres of land located at the old landfill site adjacent to County Road 303. The land is out of the E.C. Odgen Survey No. 30, Abstract No. 544, Tract 4 and part of Tract 5, Wharton County, Texas. The term of the lease shall be for a five (5) year period.

Information relative to this project and/or complete proposal package may be obtained on our website [ [https://www.cityofelcampo.org/government/rfp\\_rfq.php](https://www.cityofelcampo.org/government/rfp_rfq.php) ] or by contacting the El Campo Director of Finance via email [bnanson@cityofelcampo.org](mailto:bnanson@cityofelcampo.org) or by phone at 979-541-5003.

**Sealed proposals including one (1) original, shall be addressed to:**

City of El Campo  
Brittini Nanson, Director of Finance  
315 E. Jackson Street  
El Campo, Texas 77437

Labeled “***DO NOT OPEN***” and “***LEASE OF REAL PROPERTY***”. Proposals shall be submitted no later than **2:00 P.M. Central Standard (Daylight Savings), Monday, November 20, 2023**. *All bids received by the designated time shall be publicly opened and read at 2:05 PM on Monday, November 20, 2023, at City Hall, 315 E. Jackson St, El Campo, Texas, in Council Chambers.* It is the sole responsibility of the proponent to ensure that this proposal is actually in the City Hall of the City of El Campo prior to the expiration of the time and date above. Any proposal received after the expiration of the time and date above will be returned to the proponent unopened. Include insurance certificates with bid submittal.

Upon consideration of the proposals, the City of El Campo reserves the right to accept or to reject any and all proposals, to waive technicalities, and to make any investigation deemed necessary concerning the proponent’s ability to provide the services as covered by the specifications and to accept what in their judgment is the most advantageous proposal.

No bidder may withdraw its bid within thirty (30) days after the actual date of the opening thereof.

Brittini Nanson, CGFO  
Director of Finance  
City of El Campo

*Published in the El Campo Leader-News: Saturday, 11/04/23, and Wednesday, 11/08/23.*

I. INTRODUCTION

A. General Information

SURFACE ONLY of approximately 53.8 acres of land, located at the old landfill site adjacent to County Road 303. Also described as the E.C. Ogden Survey No. 30, Abstract No. 544, Tract 4 and Part of Tract 5, situated in Wharton County, Texas ("Land"). The Leased Premises includes improvements on the Land, including but not limited to, barns, pens and fences, and water wells, if any.

B. Term of Engagement

This contract will begin after approval by the City Council and may be annual or for a period not to exceed a five (5) year period. The Contractor may be released from the contract upon sixty (60) days written notification.

C. Permitted Use

Solely for grazing cattle and production of hay.

D. Rent

Rent is due and payable upon the execution of the lease, paid annually on or before the 1<sup>st</sup> day of January

II. MATERIALS AND SUPPLIES

A. Tenant is responsible for all labor, fuel, and utility services used.

B. Repair, replace and maintain the Premises, including but not limited to, barns, fences, pens, roads, water wells, water troughs and other equipment and improvements, normal wear and tear expected. Tenant is responsible to pay for 100% of repairs or replacement of all fences on property line.

III. COMPLIANCE WITH STATUTES, ORDINANCES AND REGULATIONS

The Tenant shall comply with all applicable Federal, State, County and City statutes, ordinances and regulations. If such compliance is impossible for reasons beyond its control, the Tenant shall immediately notify the City of that fact and the reasons.

IV. INSURANCE AND BONDS

The Tenant will carry complete and adequate liability insurance.

Death/Bodily Injury: \$500,000.00  
Property: \$300,000.00

V. INFORMATION TO BE REQUESTED FROM THE PROPOSER

To achieve a uniform review process and obtain the maximum degree of comparability, it is required that proposals be organized in the manner specified.

- A. Cover Letter – This section should contain the name of the proposing tenant, the address of the proposing tenant, and the individuals authorized to answer technical, price, and /or contract questions together with their telephone numbers, mailing and email addresses. An authorized representative must also sign the cover letter.
- B. Bid form – see attached.

Provide maximum price for rent on an annual basis. Additionally, prices may be submitted through 2028 for a five (5) year contract.

VI. ADDITIONAL INFORMATION

The City will not be liable for any cost incurred in the preparation of proposals.

The submission of a proposal shall be prima facie evidence that the Contractor has full knowledge of the scope, nature, quantity and quality of work to be performed; and the detailed requirements of the specifications; and the conditions under which the work is to be performed.

The City reserves the right to reject any and all proposals, and the right, in its sole discretion, to accept the proposal it considers most favorable to the City's interest.

BID FORM  
CITY OF EL CAMPO  
LEASE OF REAL PROPERTY

Annual Rent

53 acres of land

---