



**GENERAL SERVICES AGENCY
PROPERTY MANAGEMENT
COUNTY OF TULARE
AGENDA ITEM**

BOARD OF SUPERVISORS

KUYLER CROCKER
District One

PETE VANDER POEL
District Two

AMY SHUKLIAN
District Three

J. STEVEN WORTHLEY
District Four

MIKE ENNIS
District Five

AGENDA DATE: October 30, 2018

Public Hearing Required	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Scheduled Public Hearing w/Clerk	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Published Notice Required	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Advertised Published Notice	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
County Counsel Sign-Off	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Meet & Confer Required	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Electronic file(s) has been sent	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Budget Transfer (Aud 308) attached	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Personnel Resolution attached	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Agreements are attached and signature line for Chairman is marked with tab(s)/flag(s)	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>

CONTACT PERSON: Maria Benavides PHONE: (559) 205-1124

SUBJECT: Transit Center Lease with the City of Tulare

REQUEST(S):

That the Board of Supervisors:

1. Approve a Lease Agreement with the City of Tulare for space located at 3989 S. K Street and 360 N. K Street in Tulare, for a Transit Center and Maintenance Yard, retroactive to October 1, 2018 through September 30, 2020. The agreement is retroactive due to the time needed to prepare and finalize a lease agreement with the City of Tulare upon the Resource Management Agency receiving notice from the City of Visalia to vacate its premises.
2. Find that the Board had the authority to enter into the agreement as of October 1, 2018, and that it was in the County's best interest to do so on that date.
3. Authorize the Chairman to sign the Lease Agreement.
4. Approve an increase to the Transit budget for Fiscal Year 2018/19 in the amount of \$31,500 for the Transit Center Lease Agreement with the City of Tulare.
5. Approve the necessary budget adjustment per the attached AUD 308 (4/5ths vote required).

SUMMARY:

The Resource Management Agency (RMA) oversees the Tulare County Area Transit (TCaT) system which provides transit services to the unincorporated areas of Tulare County and provides intercity routes between several cities throughout Tulare County. The maintenance and operations for TCaT have long been

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performed by the County's contractor, MV Transportation, out of the City of Visalia's Transit Operations and Maintenance Facility.

However, the City of Visalia recently informed the County that it would like the County to vacate the City's facilities as of October 1, 2018, in part because the City of Visalia has recently entered into a new transit operations and maintenance agreement with a different contractor than the one the County currently uses. RMA complied with this directive after finding a suitable location at the City of Tulare's facility.

The City of Tulare's is the nearest transit maintenance facility available to the County. Also, the City of Tulare utilizes the same vendor as the County, MV Transportation, making it the most convenient location. Additionally, RMA is currently initiating the construction of a new Transit Operations and Maintenance Facility (TOMF) project, which will be the permanent, future home for their transit system.

As a result, RMA has worked with the City of Tulare to lease space until such time as the TOMF project is completed and the County relocates operations and maintenance of TCaT to the TOMF permanently. By sharing space with the City of Tulare, RMA believes that increased efficiencies may be recognized with the City of Tulare should both entities enter into a new transit operations and maintenance contract with the same operator.

The City of Tulare and RMA both participated in a joint RFP for transit services through the City of Visalia, and negotiations are ongoing between both entities and their top ranked proposer within RMA at this time.

This proposed lease agreement will be retroactive because of the time required to negotiate the agreement between the County and the City of Tulare after the City of Visalia had alerted the County to vacate the currently used space and the need to relocate within the City of Visalia's timeline.

FISCAL IMPACT/FINANCING:

There will be No Net County Cost to the General Fund for this lease.

Monthly lease costs will be \$3,500 per month (\$42,000 annually). If the lease extension is exercised, the monthly rent amounts shall be adjusted once by an increase of three percent (3%), at the beginning of the lease extension.

RMA previously paid for its use of space under the annual transfer agreement with the City of Visalia, which allowed the Tulare County Association of Governments (TCAG) to reassign state transit moneys from the County to the City to cover this amount.

In FY2017/18, the County paid the City of Visalia a total of \$42,179 for its use of the

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City's space under Tulare County Agreement No. 28572, which allowed this amount to be transferred from the County's claim of State Transit Assistance or Local Transportation Fund grant to the City of Visalia as described above.

The City of Tulare has instead elected to receive payment directly from the County, which will require an AUD308 to increase the Transit budget revenue line 040-220-2100-4044 and expense line 040-220-2100-7062 by \$31,500.

As such, RMA will now receive these funds as revenues from the Local Transportation Fund grant programs to cover the cost of this lease for the months of October to June in FY 2018/19.

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

This coordinated transit system provides quality service to County and City residents in the Visalia Area. The Strategic Business Plan Initiatives, under the Safety and Security section, calls for improvement and maintenance of transportation infrastructure. This service addresses that initiative.

ADMINISTRATIVE SIGN-OFF:



Robert Newby
Property Manager

cc: County Administrative Office

Attachment(s)

A - Lease Agreement for property located at 3989 S. K St. and 360 N. K St. in Tulare
B - AUD 308

**BEFORE THE BOARD OF SUPERVISORS
COUNTY OF TULARE, STATE OF CALIFORNIA**

IN THE MATTER OF TRANSIT CENTER)
LEASE WITH CITY OF TULARE) Resolution No. _____
) Agreement No. _____
)

UPON MOTION OF SUPERVISOR _____, SECONDED BY
SUPERVISOR _____, THE FOLLOWING WAS ADOPTED BY THE
BOARD OF SUPERVISORS, AT AN OFFICIAL MEETING HELD _____
_____, BY THE FOLLOWING VOTE:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST: JASON T. BRITT
COUNTY ADMINISTRATIVE OFFICER/
CLERK, BOARD OF SUPERVISORS

BY: _____
Deputy Clerk

* * * * *

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5. Approved the necessary budget adjustment per the attached AUD 308 (4/5ths vote required).