



**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  
  
EDDIE VALERO  
District Four  
  
DENNIS TOWNSEND  
District Five

**AGENDA DATE:** December 17, 2019

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"/>
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 type="checkbox"/>	N/A	<input checked="" 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: 205-1124

**SUBJECT:** Amendment to Lease Agreement 28204 for space located at 927 Center Street, Ste. B, Pixley

**REQUEST(S):**  
That the Board of Supervisors:

1. Approve an Amendment to Lease Agreement 28204 with The Pixley Foundation for space located at 927 Center Street, Ste. B. in Pixley, CA, in the amount of \$13,200 per year, retroactive to July 1, 2019 through June 30, 2021.
2. Find the Board has the authority to enter into the proposed agreement as of July 1, 2019 and that it is in the County's best interest to enter into the agreement as of that date.
3. Authorize the Chairman to sign the Agreement.

**SUMMARY:**  
On July 11, 2017, the County entered into Lease Agreement 28204 with The Pixley Foundation to lease office space at 927 Center Street, Ste. B in Pixley. The County continues to need the leased space for use as a Library.

The parties desire to extend the term of the lease agreement through June 30, 2021, increase the square footage leased from 2,759 square feet to 2,880 square feet to include a 121 square foot conference room that was previously excluded, and increase the rental rate from \$825 per month to \$1,100 per month, which will include the water utility cost at an average of \$70 to \$75 per month. A vicinity map of the property is attached as Exhibit 1 to this Agenda.

The proposed amendment will commence retroactively on July 1, 2019 and shall

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expire two (2) years thereafter. The amendment is retroactive due to the time necessary for negotiation between all parties involved.

**FISCAL IMPACT/FINANCING:**

The proposed amendment costs are \$1,100 per month (approximately \$0.38 s/f) and includes the water utility bill, which averages \$70 to \$75 per month. The County will be responsible for all other utilities and interior janitorial. The owner will be responsible for the water bill and exterior/grounds upkeep.

Budget Account Line: 010-145-2100-7062.

Funding will be provided by the Library Department. There is no net County cost to the General Fund.

**LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:**

The County's Strategic Business Plan includes the Quality of Life Initiative to promote a better quality of life to its citizens. Board approval of the Lease Agreement will help fulfill this initiative by ensuring access to books and library services, which will support and increase the literacy of residents in and surrounding the unincorporated community of Pixley.

**ADMINISTRATIVE SIGN-OFF:**

  
\_\_\_\_\_  
Laura Silva  
General Services Manager

cc: County Administrative Office

Attachment(s) Amendment to Lease Agreement  
Exhibit 1 – Vicinity Map

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

IN THE MATTER OF AMENDMENT TO )  
LEASE AGREEMENT 28204 FOR SPACE ) Resolution No. \_\_\_\_\_  
LOCATED AT 927 CENTER STREET, ) Agreement No. \_\_\_\_\_  
STE. B, PIXLEY )

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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2. Found the Board has the authority to enter into the proposed agreement as of July 1, 2019 and that it is in the County's best interest to enter into the agreement as of that date.
3. Authorized the Chairman to sign the Agreement.

**Exhibit 1**

Vicinity Map

927 Center Street, Ste. B. Pixley, CA

