



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: March 31, 2020

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 No. 27980

REQUEST(S):

That the Board of Supervisors:

1. Approve an Amendment to Lease Agreement No. 27980 for space located at 623 N. Avery, Farmersville with the City of Farmersville, retroactive for a term of February 28, 2020 through February 27, 2023.
2. Find that the Board has the authority to enter into the proposed Amendment to Lease Agreement as of February 28, 2020, and that it is in the County's best interest to enter into the agreement on that date.
3. Authorize the Chair to sign the Amendment to the Lease Agreement.

SUMMARY:

On February 28, 2017, the County entered into a Lease Agreement with the City of Farmersville (City) for space located at 623 N. Avery Ave., Farmersville, for use as a Library. The City was granted a Community Development Grant that provided financial means to open a library. The City partnered with the County to operate the library. The County leased 1,540 square feet of space for \$1.00 annually and a pro-rated share of utility bills.

Both parties agreed to extend the term of the lease for an additional three years. The proposed amendment commences February 28, 2020 and shall expire three years thereafter. The lease cost will continue to be \$1.00 annually with a pro-rated share of utility bills.

This amendment is retroactive because of the ongoing negotiation and the need to obtain the appropriate signatures. It was impractical for the Board to take action

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before February 28, 2020 due to the time needed to process and prepare the amendment and agenda item.

FISCAL IMPACT/FINANCING:

Lease costs will be \$1 annually. The County is responsible for 9.4% of the monthly utility bills which represent the pro-rated share of the square footage of the site used by County. The County will also be responsible for telephone and janitorial services. The City will be responsible for the following; providing and maintaining internet, building maintenance, and grounds services.

Funding is included in the Library's budget line 010-145-2100-7062. There is no additional 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. Board approval of the amendment will help fulfill this initiative by ensuring access to books, which will raise literacy to the residents in the City of Farmersville and the neighboring County residents.

ADMINISTRATIVE SIGN-OFF:



Laura Silva
General Services Manager

cc: County Administrative Office

Attachment(s) Amendment to Lease Agreement

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

IN THE MATTER OF AMENDMENT TO
LEASE AGREEMENT NO. 27980

)
) 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

* * * * *

1. Approved an Amendment to Lease Agreement No. 27980 for space located at 623 N. Avery, Farmersville with the City of Farmersville retroactive for a term of February 28, 2020 through February 27, 2023.
2. Found that the Board had the authority to enter into the proposed Amendment to Lease Agreement as of February 28, 2020, and that it is in the County's best interest to enter into the agreement on that date.
3. Authorized the Chair to sign the Amendment to the Lease Agreement.