



**COUNTY ADMINISTRATIVE OFFICE
GENERAL SERVICES
PROPERTY MANAGEMENT**

**COUNTY OF TULARE
AGENDA ITEM**

BOARD OF SUPERVISORS

ALLEN ISHIDA
District One
PETE VANDER POEL
District Two
PHILLIP A. COX
District Three
J. STEVEN WORTHLEY
District Four
MIKE ENNIS
District Five

AGENDA DATE: September 10, 2013

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: Bertha Cervantes PHONE: 624-7241				

SUBJECT: Amendment to Lease Agreement No. 16275 with David and Carol Cairns and Aubrey A. Mauriston

REQUEST(S):

That the Board of Supervisors:

1. Approve Amendment to Lease Agreement No. 16275 between County of Tulare and David and Carol Cairns and Aubrey A. Mauriston for communication vault space located on Case Mountain for a twenty-five year term extension upon approval by the Board with a retroactive rental adjustment to April 1, 2013.
2. Find that the Board had authority to enter into the proposed amendment for the retroactive rental adjustments as of April 1, 2013 and that it was in the County's best interest to enter into the amendment on that date.
3. Authorize the Chairman to sign the Amendment to Lease Agreement.

SUMMARY:

The County of Tulare entered into a lease agreement on June 25, 1991 in order to lease a radio repeater site on Case Mountain which would allow the county to expand to areas that did not have, or had very poor, communication capabilities. The lease secured space in an existing communication building with existing power supplies and the use of existing tower space. A twenty-five year lease was approved. Communication equipment has been updated and additional equipment has been installed at Case Mountain since approximately April 2013.

The amendment to the lease reflects the following: A rate increase effective April 1, 2013 due to the increased equipment installed, includes Aubrey A. Mauriston as a

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party to the lease since she now has vested interest in the Case Mountain properties, updates the insurance requirements, extends the term of the lease for twenty-five years, and includes an option for an additional term of twenty-five years upon the same terms and conditions. The insurance information has been updated; however, it does deviate from County protocol, with Risk approval, inasmuch as the verbiage regarding Workers Compensation and the waiver of subrogation has been struck from Exhibit A of the lease agreement.

The lease rents will increase from \$937.15 to \$1188 per month for the vault space located at Case Mountain, an increase of \$250.86 per month effective April 2013. This increase will be partially offset with the rate increase scheduled to take effect on the sublease (agreement 16760) with Kings County currently in the process of being amended.

FISCAL IMPACT/FINANCING:

The lease agreement's dollar amount will increase from \$937.15 to \$1188 per month for communication vault space located at Case Mountain, an increase of \$250.86 per month.

Charges will be paid from budget account line: 074-074-7400-7062

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

The County's strategic Business Plan includes the Safety and Security initiative which provide for the security of the public. Board Approval of the Amendment to Lease Agreement will help fulfill this initiative by continuing to plan and provide for coordinated emergency response capabilities.

ADMINISTRATIVE SIGN-OFF:

Robert Newby
Property Specialist III

Cc: Auditor-Controller
County Counsel
County Administrative Office (2)

Attachment(s) Amendment to Agreement

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

IN THE MATTER OF: AMENDMENT TO)
LEASE AGREEMENT NO. 16275 WITH) Resolution No. _____
DAVID AND CAROL CAIRNS AND AUBREY) Agreement No. _____
A. MAURITSON)

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: JEAN M. ROUSSEAU
COUNTY ADMINISTRATIVE OFFICER/
CLERK, BOARD OF SUPERVISORS

BY: _____
Deputy Clerk

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1. Approved Amendment to Lease Agreement No. 16275 between County of Tulare and David and Carol Cairns and Aubrey A. Mauriston for communication vault space located on Case Mountain for a twenty-five year term extension upon approval by the Board with a retroactive rental adjustment to April 1, 2013.
2. Find that the Board has authority to enter into the proposed amendment for the retroactive rental adjustments as of April 1, 2013 and that it was in the County's best interest to enter into the amendment on that date.
3. Authorized the Chairman to sign the Amendment to Lease Agreement.