RESOLUTION - ACTION REQUESTED 2015-218

MEETING: May 12, 2015

TO: The Board of Supervisors

FROM: Doug Binnewies, Sheriff-Coroner-Public Administrator

RE: 2015-2016 Animal Control Lease Agreement

RECOMMENDATION AND JUSTIFICATION:
Approve a lease agreement between William Freeman and the County of Mariposa for the property located at 5012 Fairgrounds Drive, Mariposa, CA, and Authorize the Board of Supervisors Chair to Sign the Agreement.

On December 1, 2001, William Freeman and the County of Mariposa entered into a lease agreement for the property located at 5012 Fairgrounds Drive, Mariposa, California. The property leased has been used by Mariposa County Animal Control to house abandoned, lost, and owner released animals. The current lease agreement for the property will expire on June 30, 2015.

The annual increase of 3% that will to into effect on January 1, 2016, has been taken into account, and the increase of $394.80 will be included in the Requested Fiscal Year 2015/2016 Budget.

The lease agreement is for one (1) year and would be in place from July 1, 2015 through June 30, 2016.

BACKGROUND AND HISTORY OF BOARD ACTIONS:
Lease agreement has been in place since December 2001.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:
If the lease agreement is not authorized the Mariposa County Animal Control Facility will need to be relocated to new site by June 30, 2015, which at this time is not feasible or financially possible.

FINANCIAL IMPACT:
The 3% increase in the amount of $394.80 for six months will be included in the Fiscal Year 2015-2016 requested budget

ATTACHMENTS:
2015/2016 Animal Control Lease Agreement (DOC)
Exhibit A (PDF)

CAO RECOMMENDATION
Requested Action Recommended

Mary Hodson
Mary Hodson, CAO 5/7/2015

RESULT: ADOPTED BY CONSENT VOTE [UNANIMOUS]
MOVER: Marshall Long, District III Supervisor
SECONDER: John Carrier, District V Supervisor
AYES: Rosemarie Smallcombe, Merlin Jones, Marshall Long, John Carrier
EXCUSED: Kevin Cann
LEASE AGREEMENT

THIS LEASE AGREEMENT is made and entered into in the County of Mariposa, State of California, as of July 1, 2015, by and between William A. Freeman, hereinafter called LESSOR, and the COUNTY OF MARIPOSA, hereinafter called LESSEE.

WITNESSETH

WHEREAS, the LESSOR owns real property commonly known as 5012 Fairgrounds Drive, Mariposa, California 95338 and more particularly described in Exhibit “A” attached hereto; and

WHEREAS, the parties wish to provide for the leasing of said property by the LESSOR to the LESSEE;

FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS HEREINAFTER CONTAINED, IT IS AGREED AS FOLLOWS:

1. PREMISES: The leased PREMISES is the real property located in the County of Mariposa as more particularly described in Exhibit “A”, attached hereto and incorporated herein by reference.

2. CONSIDERATION/TERM: For and in consideration of the sum of Two Thousand One Hundred Ninety Three Dollars and 23/100 ($2193.23) per month for the months of July through December 2015 and for the sum of Two Thousand Two Hundred Fifty Nine Dollars and 03/100 ($2259.03) for the months of January through June 30, 2016, LESSOR agrees to lease the real property described above. This Lease shall commence on the 1st day of July 2015, and shall continue for one year, renewable thereafter as mutually agreed by the LESSOR and LESSEE.
3. **USE:** The **PREMISES** which are the subject of this Lease shall be used as a County Impound Facility for unwanted/stray domestic pets from Mariposa County and serve as the Office for Mariposa County Sheriff's, Animal Control Staff.

4. **REGULATIONS:** The use of the leased **PREMISES** by **LESSEE** shall at all times be subject to all federal and state laws and ordinances of the County of Mariposa. **LESSOR** warrants that the **PREMISES** is at the time of this Lease in compliance with all laws and ordinances.

5. **COMPLIANCE WITH LAW:** As required by California Civil Code section 1938, Lessor represents that premises have not undergone inspection by a Certified Access Specialist (CASp),

6. **VOLUNTARY ASSIGNMENT:** Except as expressly provided herein, **LESSEE** shall not assign this Lease nor any right hereunder, nor sublet the **PREMISES**, nor any part thereof, or suffer any other person to occupy the said **PREMISES** or any portion thereof without prior written consent of the **LESSOR**, which consent shall not be unreasonably withheld. Any such assignment, subletting or occupation by any other person without such consent shall be void, and shall at the option of **LESSOR** terminate this Lease. This provision does not prohibit the **LESSEE** from renting or allowing other parties to utilize the **PREMISES** for permitted functions and events.

7. **INVolUNTARY ASSIGNMENT:** **LESSEE** agrees that, except as expressly provided herein, neither this Lease or any interest herein shall be assignable or transferable unless otherwise agreed in writing by the parties hereto, which consent shall not be unreasonably withheld. **LESSEE** may use the **PREMISES** for other similar County activities if the use in paragraph 3 is no longer needed.

8. **IMPROVEMENTS, CONSTRUCTION, ALTERATION, REMOVAL:** **LESSEE** may
maintain on the PREMISES improvements as necessary to facilitate the use of the PREMISES. Any such structure and/or alteration shall remain the sole and separate property of LESSEE and at the termination of this Lease shall be removed at the LESSEE'S expense within a reasonable time or disposed of as otherwise mutually agreed by LESSEE and LESSOR.

9. MAINTENANCE AND REPAIR: LESSEE will be responsible for all maintenance and repairs of LESSEE installed interior improvements, doors and windows, heating and air conditioner. LESSEE agrees to maintain the PREMISES in a clean and orderly condition at all times, and in accordance with safety and fire codes and other applicable federal and state laws and ordinances of the County of Mariposa. LESSOR shall notify the LESSEE in writing of any necessary maintenance or repair of any structure placed on the leased PREMISES by LESSEE. LESSOR shall maintain and repair all structures and utilities, including but not limited to roof, foundation, exterior walls, sewer lines and common areas. Plumbing and sewer problems or glass breakage attributed to misusage of same by LESSEE shall be the responsibility of the LESSEE. Failure to repair and maintain the PREMISES shall be a breach of this Lease and LESSEE may at its option terminate this Lease.

10. RIGHT OF RE-ENTRY OF LESSOR: It is expressly agreed that in the event LESSEE creates or causes any breach of this Lease, LESSOR shall have the right and option to re-enter said PREMISES, take possession thereof, and remove all persons as provided by law.

11. SURRENDER OF POSSESSION: At the expiration of this Agreement, LESSEE promises and agrees to deliver unto LESSOR the Leased PREMISES in as good condition as at the date of execution of this Agreement, reasonable wear and tear excepted.

12. POSSESSORY INTEREST: LESSEE recognizes and understands that to the extent this Lease may or may not create a possessory interest subject to property taxation that the LESSEE is solely responsible for the payment of any taxes levied or assessed on the Leased PREMISES. LESSOR expresses no opinion on the taxable affect of this Lease.

Last Revised 3/24/14
13. **INDEMNITY:** LESSEE agrees to indemnify, protect, defend and hold LESSOR and its officers, agents and employees, free and harmless from any and all liabilities, claims, demands, actions, losses, damages and costs of any kind, including but not limited to, all costs of defense thereof, caused by or arising out of LESSEE’S use or the use of any guests, invitees or agents of LESSEE of the leased PREMISES. Upon demand LESSEE shall, at its own expense, defend LESSOR, and its officers, agents and employees, against any and all such liabilities, claims, demands, actions, losses, damages, and costs of any type or nature arising from the sole negligence of LESSEE.

LESSOR shall indemnify, protect, defend, and hold LESSEE and its officers, agents, and employees free and harmless from any and all liabilities, claims, demands, actions, losses, damages and costs of any kind, including but not limited to, all costs of defense thereof, caused by or arising out of, or in any way related to LESSOR’S obligations to maintain and repair the PREMISES, or any negligence of LESSOR, or any structural or other defects of the PREMISES.

14. **INSURANCE:** LESSEE will provide insurance coverage as of the commencement of this Lease and during any right of occupancy of the leased PREMISES and shall maintain coverage in full force and in effect until the termination of this Lease Agreement as follows:

A. **General Liability and Bodily Insurance:** LESSEE shall obtain and keep in full force and effect general liability coverage of at least One Million Dollars ($1,000,000) combined limit for bodily injury and property damage.

15. **CHANGE OF ADDRESS:** It shall be LESSOR’S responsibility to inform LESSEE of any change of address.

16. **INSPECTION:** LESSOR shall be permitted to enter and view the PREMISES at any reasonable time for the purpose of inspecting or maintaining such PREMISES and doing any and all things with reference thereto which the LESSOR is obligated to do.
17. **TERMINATION PRIOR TO EXPIRATION:**

   A. The **LESSOR** shall have the right to terminate this Lease, on the occurrence of any of the following events:

      (i) The failure of the **LESSEE** to perform or observe any of the terms, covenants and conditions which it is obligated to perform, keep or observe under this Lease.

      (ii) The abandonment of the leased **PREMISES**. Should this occur **LESSOR** shall not be responsible for the custodial protection of **LESSEE**’s abandoned property, fixtures or equipment.

   B. **LESSEE** shall have the right to terminate this Lease upon sixty (60) days written notice.

   C. It is mutually agreed that if **LESSEE**, during any fiscal year covered by this Agreement fails to appropriate sufficient funds to continue this Agreement, this Agreement shall be of no further force and effect. California State Constitution Article XVI section 18.

18. **BREACH:** In the event of breach of this Lease by **LESSEE**, **LESSOR** shall be entitled to all rights and remedies provided by law in addition to the specific remedies mentioned herein.

19. **PARTNERSHIP DISCLAIMER:** It is mutually understood and agreed that nothing in this Lease is intended to or shall be construed as in any way creating or establishing the relationship of partners between the parties hereto, or as constituting the **LESSEE** as an agent or representative of the **LESSOR** for any purpose or in any manner whatsoever.

20. **NOTICES:** Any notice to the **LESSEE** shall be sufficient if sent by certified mail, postage prepaid, addressed to the County Administrative Officer, County of Mariposa, P.O. Box 784, Mariposa, CA 95338. Any notice to the **LESSOR** shall be sufficient if sent by certified mail, postage prepaid, addressed to **LESSOR** at: William A. Freeman, 624 Shadowhawk Way, Walnut Creek, CA 94595.

Last Revised 3/24/14
21. **NON-WAIVER:** Any waiver of breach of any covenants or conditions herein contained to be kept and performed by either party shall be effective only if in writing and shall not be deemed or considered as a continuing waiver and shall not operate to bar or prevent the other party from declaring a forfeiture or exercising its rights for any succeeding breach of either the same or other condition or covenant.

22. **SUCCESSOR:** This Lease shall be binding upon and inure to the benefit of all the heirs, successors and assigns of the parties.

**IN WITNESS WHEREOF,** the parties hereto have caused this Lease to be executed the day and year first above written.

**LESSOR:**

William A. Freeman

Date: **4-21-2015**

**LESSEE:**

Merlin Jones, Chairman
Mariposa County Board of Supervisors

Date: **5-12-15**

**ATTEST:**

RENE LAROCHE
Clerk of the Board

**APPROVED AS TO FORM:**

STEVEN W. DAHLEM
County Counsel
Exhibit “A”
5012 Fairgrounds Drive

Parking area in back of building

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<tr>
<th>Kennel Area</th>
<th>Office / Op Room</th>
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Not to scale
Structure and parking areas equal approximately 3200 sq.ft.
Storage is used for records and surplus equipment