

MARIPOSA COUNTY  
BOARD OF SUPERVISORS

AGENDA  
ACTION FORM

DATE: June 18, 1991  
AGENDA ITEM NO. RA8

DEPT.: COUNTY COUNSEL

BY: JEFFREY G. GREEN

PHONE: 966-3625

RECOMMENDED ACTION AND JUSTIFICATION:

Resolution approving the requested rate increase by Klump Properties for rental of Welfare Buildings located adjacent to the 49r Shopping Center. New rate of \$3789.12 per month would commence with July payment date.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

The Lease Agreement with Klump Properties contains a clause for a rental increase based on the San Francisco/Oakland Consumer Price Index for All Urban Consumers. Enclosed is Mr. Klump's letter of June 1, 1991 letter with Price Index attached for your reference.

LIST ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

The terms of the Lease Agreement entered into by the Board, provides for this type of adjustment.

COST: ( ) Not Applicable  
A. Budgeted current FY \$ \_\_\_\_\_  
B. Total anticipated costs \$ \_\_\_\_\_  
C. Required add'l funding \$ \_\_\_\_\_  
D. Source: \_\_\_\_\_

SPECIAL INSTRUCTIONS:  
List the attachments and number the pages consecutively:  
Mr. Klump's letter of June 1, 1991 with attachments - 3 pages

SOURCE: ( ) 4/5ths Vote Required  
A. Internal transfers \$ \_\_\_\_\_  
B. Unanticipated revenues \$ \_\_\_\_\_  
C. Reserve for contingency \$ \_\_\_\_\_  
D. Description: \_\_\_\_\_  
Balance in Reserve for Contingencies, if approved: \$ \_\_\_\_\_

CLERK'S USE ONLY:  
Resolution No. 91-270  
Ordinance No. \_\_\_\_\_  
Vote: Ayes: 3 Noes: Taber  
Krus Absent: Quate Abstained: \_\_\_\_\_  
Approved ( ) Denied  
( ) Minute Order Attached

ADMINISTRATIVE OFFICER'S RECOMMENDATION:  
This item on agenda as:  
 Recommended  
 Not Recommended  
 For Policy Determination  
 Submitted with Comment  
 Returned for Further Action

The foregoing instrument is a correct copy of the original on file in this office.

DATE: \_\_\_\_\_  
ATTEST: MARGIE WILLIAMS  
Clerk of the Board of Supervisors  
County of Mariposa, State of Calif.  
By: \_\_\_\_\_  
Deputy

Comment: \_\_\_\_\_  
A.O. Initials: [Signature]

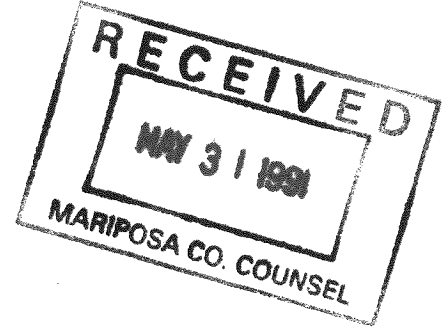
# Klump Properties

4360 Forman Avenue North Hollywood, California 91602

(818)  
766-  
7662

June 1, 1991

Mr. Jeff Green  
Attorney  
County of Mariposa  
P.O. Box 1966  
Mariposa, CA.  
95338



Dear Mr. Green,

Rent for the Probation and Welfare Buildings is due to be adjusted on the July rental payment date. According to the lease rental increases are to be based on the San Francisco/Oakland Consumer Price Index for All Urban Consumers. The enclosed index shows an increase of 6.4% over the previous year, but there is a cap of 5% in the lease. The base rent is currently \$3584.88 with an additional \$25.00 for water making the total monthly rent with water \$3609.88. The new rental will be \$3764.12 plus \$25.00 for water for a total of \$3789.12. The new rental figure would commence with the July payment date.

Mr. Mari of Mari Construction has just installed a new roof on the Probation Building together with some drain repairs. He removed the old skylights which tend to be a source of leaks and previously agreed to repair the interior water damage. The landscaping is finished and a new sewer line is tentatively scheduled to go under Highway 49 soon.

If you have any questions please contact Mr. Yaley at Yaley Associates, P.O. Box 1879, Mariposa, CA., 742-7792.

Sincerely,

A handwritten signature in cursive script that reads "William Klump".

William Klump  
Klump Properties

cc. Yaley Associates

X

02/20/91

CPI-U

UNITED STATES DEPARTMENT OF LABOR, BUREAU OF LABOR STATISTICS  
 CONSUMER PRICE INDEX, ALL ITEMS, 1982-84=100  
 SAN FRANCISCO-OAKLAND-SAN JOSE

Consumer Price Index for All Urban Consumers

YEAR	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	ANNUAL AVERAGE
1971			38.7			39.0			39.3			39.6	39.1
1972			39.9			40.4			40.9			41.1	40.4
1973			41.9			42.5			43.8			44.0	42.8
1974			45.3			46.8			48.2			49.5	47.0
1975			50.7			51.6			52.5			53.4	51.8
1976			53.8			54.3			55.3			56.0	54.6
1977			57.2			58.8			59.9			60.9	58.8
1978		61.5		62.7		64.8		66.6		66.1		65.3	64.3
1979		66.3		67.9		69.1		71.0		72.0		74.9	69.8
1980		78.3		79.2		80.7		81.6		81.9		82.9	80.4
1981		84.7		87.9		89.1		93.6		96.6		95.6	90.8
1982		96.2		97.2		99.0		99.0		98.4		95.6	97.6
1983		96.7		97.4		98.6		99.5		99.4		100.0	98.4
1984		101.4		102.9		103.7		105.2		106.5		106.0	104.0
1985		106.9		107.5		108.4		109.2		109.5		109.4	108.4
1986		111.0		110.4		111.9		112.4		113.1		111.8	111.6
1987	112.5	113.4	113.7	114.8	115.0	115.0	115.8	116.1	116.6	117.1	117.3	117.4	115.4
1988	118.4	117.9	119.1	118.7	119.7	120.1	120.9	122.0	122.1	122.3	122.2	122.6	120.5
1989	124.0	124.0	125.9	125.4	126.3	126.2	127.4	128.1	126.8	127.5	127.2	127.4	126.4
1990	128.5	129.2	130.0	130.7	130.8	131.6	132.3	133.1	134.0	134.6	134.7	135.1	132.1
1991	136.7												

Table of over-the-year % increases. An entry for Feb. 1982 indicates the percentage increase from Feb. 1981 to Feb. 1982.

1972	3.1					3.6			4.1			3.8	3.3
1973	5.0					5.2			7.1			7.1	5.9
1974	8.1					10.1			10.0			12.5	9.8
1975	11.9					10.3			8.9			7.9	10.2
1976	6.1					5.2			5.3			4.9	5.4
1977	6.3					8.3			8.3			8.7	7.7
1978		7.8				10.2						7.2	9.4
1979		18.1		8.3		6.6		6.6		8.9		14.7	8.6
1980			16.6	16.6		16.8		14.9		13.8		10.7	15.2
1981		8.2		11.0		10.4		14.7		17.9		15.3	12.9
1982		13.6		10.6		11.2		5.8		1.9		0.0	7.5
1983		0.5		0.2		-0.5		0.5		1.0		4.6	0.8
1984		4.9		5.6		5.2		5.7		7.1		6.0	5.7
1985		5.4		4.5		4.5		3.8		2.8		3.2	4.2
1986		3.8		2.7		3.2		2.9		3.3		2.2	3.0
1987		2.2		4.0		2.8		3.3		3.5		5.0	3.4
1988	5.2	4.0	4.7	3.4	4.1	4.4	4.4	5.1	4.7	4.4	4.2	4.4	4.4
1989	4.7	5.2	5.7	5.6	5.5	5.1	5.4	5.0	3.8	4.3	4.1	3.9	4.9
1990	3.6	4.2	3.3	4.2	3.6	4.3	3.8	3.9	5.7	5.6	5.9	6.0	4.5
1991	6.4												

(See reverse side for CPI Urban Wage Earners and Clerical Workers)



# CONSTRUCTION

MAY 21, 1991

WILLIAM KLUMP  
% BILL YALEY  
P.O. BOX 1879  
MARIPOSA, CA. 95338

## ANSWERING SERVICE BUILDING ROOF

APPROXIMATELY 24 SQ  
OLD ROOF STRIPPED  
REPLACED WITH TORCH DOWN ROOF

5,970.00

## EXTRA

REPAIRED ROOF SHEETING AT ALL 4 ENDS  
AT DOWNSPOUTS  
REMOVED OLD SKYLIGHTS & COVER

400.00

TOTAL AMOUNT DUE:                       
\$6,370.00

PAY TO: MARI CONSTRUCTION COMPANY

THANK YOU.