



Agenda Date: 6/27/2006
Agenda Placement: 6R

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Michael Stoltz for Robert Peterson - Director
Public Works
REPORT BY: Gladys Coil, Staff Services Analyst II, 259-8603
SUBJECT: Amendment No. 3 to Agreement No. 1460 with the Town of Yountville for lease of space for the Yountville Library

RECOMMENDATION

Director of Public Works requests approval of and authorization for the Chair to sign Amendment No. 3 to Agreement No. 1460 with the Town of Yountville increasing the annual amount by \$3,677 for a new maximum of \$12,000 per year and extending the term through June 30, 2008 for the Yountville Library's leased space.

EXECUTIVE SUMMARY

The County leases space at 6550 Yount Street, in the Yountville Town Hall, for a branch of the Napa City/County Library. This amendment extends the term of the lease through June 30, 2008 with an option to extend one additional year to 2009. The monthly increase includes a cost of living increase along with janitorial and garbage services for a new monthly rate of \$1000.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	Library
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	Sufficient funds have been included in the fiscal year 2006-07 Library budget. The Library Fund receives revenue from the Town of Yountville for one day of library service each week amounting to \$15,438 for fiscal year 2006-07.
Is the general fund affected?	No

- Future fiscal impact: There is an option in the amendment to extend the lease for an additional year, with notice given at least 75 days prior to expiration of this year's term. If the option is exercised, the monthly rent will increase by the April 2008 Consumer Price Index or 5%, whichever is less.
- Consequences if not approved: The Town of Yountville will not have a library branch within its political jurisdiction.
- Additional Information:

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

Since December 1977, the Town of Yountville and the County of Napa have maintained a lease agreement for real property consisting of one room in the Yountville Town Hall for a branch of the Napa City/County Library. The current lease agreement will expire on June 30, 2006.

Approval of this item will continue the lease for an additional two-year period from July 1, 2006 to June 30, 2008, with an option to extend for an additional 12 months to June 30, 2009. The monthly rent, which now includes the cost of janitorial services, will increase by \$314, resulting in a new rental rate of \$1000 per month for Fiscal Year 2006-2007. In the second year of the lease, Fiscal Year 2007-2008, the rent shall be adjusted to reflect the percentage change in the April 2007 San Francisco-Oakland-San Jose Consumer Price Index or 5%, whichever is less. If the option to extend for an additional 12 months is exercised, then commencing on July 1, 2008, the rent shall again be adjusted to reflect the percentage change in the Consumer Price Index or 5%, whichever is less.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Andrew Carey