



COUNTY OF HUMBOLDT

AGENDA ITEM NO.
C30

For the meeting of: June 5, 2018

Date: May 11, 2018
To: Board of Supervisors
From: Thomas K. Mattson, Public Works Director
Subject: Lease Termination Agreement and New Lease for Operation of the Courthouse Snack Bar (4/5 vote required)

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approve, by a 4/5 vote, the Lease Termination Agreement of the Lease dated September 25, 2012, first amended on February 26, 2013, with Jeanne Fleek and Michael Scollard for operation of the Courthouse Snack Bar and authorize the Chair of the Board to execute the attached Lease Termination Agreement in duplicate; and
2. Approve, by a 4/5 vote, and authorize the Chair of the Board to execute the attached Lease with Christopher J. Rohrs for the operation of the Courthouse Snack Bar through September 30, 2019 in duplicate; and
3. Direct the Clerk of the Board to return one executed agenda item to Public Works Real Property, with one (1) fully executed Lease Termination Agreement with Jeanne Fleek and Michal Scollard, and one (1) fully executed Lease with Christopher J. Rohrs for distribution to each party, retaining the second of each agreement with meeting records; and
(continued)

Prepared by Tom deAge

CAO Approval

REVIEW:

Auditor CD County Counsel _____ Human Resources _____ Other _____

TYPE OF ITEM:

- Consent
- Departmental
- Public Hearing
- Other _____

PREVIOUS ACTION/REFERRAL:

Board Order No. C-17, C-29

Meeting of: 09-25-2012, 02-26-2013

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT
Upon motion of Supervisor Wilson Seconded by Supervisor Bass

Ayes Bass, Fennell, Sundberg, Bohn, Wilson
Nays _____
Abstain _____
Absent _____

and carried by those members present, the Board hereby approves the recommended action contained in this Board report.

Dated: 6/5/18

By:
Kathy Hayes, Clerk of the Board

4. Direct the Clerk of the Board to return one (1) executed agenda item to the County Administrative Office and instruct their staff to issue a warrant reimbursing Jeanne Fleek and Michael Scollard for their Five Hundred Dollar (\$500.00) security deposit within thirty (30) days.

SOURCE OF FUNDING: N/A

DISCUSSION:

On September 25, 2012, your Board approved of leasing the Courthouse Snack Bar to Jeanne Fleek and Michael Scollard, the operators, for a period of one (1) year. The lease was extended annually pursuant to the terms of the lease and will terminate September 30, 2018. The operators will be relocating out of the state and have located a willing and able person to take over operations.

Christopher J. Rohrs would like to enter into a lease for the operation of the Snack Bar, as provided in the attached Lease. Staff have received his background information by letter and conducted an interview with favorable results. Mr. Rohrs has twenty-two (22) years in restaurant management. It should be noted that Ms. Fleek and Mr. Scollard have agreed to provide a minimum of forty (40) hours training in the first month of operations by Mr. Rohrs.

Pursuant to Government Code Section 25536, the Board of Supervisors, by a 4/5 vote, may enter into a lease of county property for employee cafeteria purposes without competitive bidding.

The new Lease provides for monthly rental income of Four Hundred Dollars (\$400.00) and includes responsibility for the operator to perform regular maintenance items at his own expense. It is hopeful that this continued revenue will provide sufficient funds to pay for the county's cost of leasing the space, while continuing to provide quality food at a reasonable price and convenient break area for county employees, as well as the general public conducting business at the Courthouse.

FINANCIAL IMPACT:

Four Hundred Dollars (\$400.00) monthly rental income to Snack Bar Trust 3815 Fund. There will be no impact to the General Fund.

This action supports your Board's Strategic Framework by providing community appropriate levels of service.

OTHER AGENCY INVOLVEMENT: N/A

ALTERNATIVES TO STAFF RECOMMENDATIONS:

Your Board may deny the request for lease termination and new lease.

ATTACHMENTS:

1. Copy of Lease executed September 25, 2012, amended February 26, 2013, with Jeanne Fleek and Michael Scollard; and
2. Lease Termination Agreement with Jeanne Fleek and Michael Scollard, in duplicate; and
3. Original Lease with Chris Rohrs, in duplicate.