



BOARD OF SUPERVISORS AGENDA ITEM REPORT
AWARDS / CONTRACTS / GRANTS

Award Contract Grant

Requested Board Meeting Date: 04/15/2025

* = Mandatory, information must be provided

or Procurement Director Award:

***Contractor/Vendor Name/Grantor (DBA):**

Francisco Lopez

***Project Title/Description:**

First Amendment to Ranch Management Agreement

***Purpose:**

First Amendment to Ranch Management Agreement for the J Six Ranch (the "Property"). County is removing Thomas R. Fischer and Patricia L. Fischer as Ranch Managers under Ranch Management Agreement dated March 2, 2021, and replacing them with Francisco Lopez and Josefina Lopez as (the "Managers"). The Term of the agreement is modified to a one (1) year term. All other terms and provisions of the Ranch Management Agreement will remain the same. RPS File LCP-0026

***Procurement Method:**

Exempt pursuant to Pima County Code 11.04.020

***Program Goals/Predicted Outcomes:**

The County will have a new Ranch Manager to ensure range related infrastructure is being maintained; and shall manage and operate the property in accordance with County resource management.

***Public Benefit:**

To maintain bond-acquired County-owned ranch land and open space in its natural state, and to continue to operate the Property in conformance with its historic usage as a working ranch.

***Metrics Available to Measure Performance:**

The Managers will meet with the County to review ecological monitoring results, agree on the annual grazing plan and livestock numbers, discuss proposed projects by Managers and/or County, update contact information for Manager and County and discuss any issues.

***Retroactive:**

No

TO: COB, 4-2-2025 (1)
Vers.: 0
pgs.:

APR01 2025 11:42 PM

THE APPLICABLE SECTION(S) BELOW MUST BE COMPLETED

Click or tap the boxes to enter text. If not applicable, indicate "N/A". Make sure to complete mandatory (*) fields

Contract / Award Information

Document Type: _____ Department Code: _____ Contract Number (i.e., 15-123): _____
Commencement Date: _____ Termination Date: _____ Prior Contract Number (Synergen/CMS): _____
Expense Amount \$ _____ Revenue Amount: \$ _____

*Funding Source(s) required:

Funding from General Fund? Yes No If Yes \$ %
Contract is fully or partially funded with Federal Funds? Yes No
If Yes, is the Contract to a vendor or subrecipient?
Were insurance or indemnity clauses modified? Yes No
If Yes, attach Risk's approval.
Vendor is using a Social Security Number? Yes No
If Yes, attach the required form per Administrative Procedure 22-10.

Amendment / Revised Award Information

Document Type: CT Department Code: RPS Contract Number (i.e., 15-123): CT2500000014
Amendment No.: 1 AMS Version No.: N/A
Commencement Date: 4/15/2025 New Termination Date: 4/14/2026
Prior Contract No. (Synergen/CMS): CTN-PR-21*64
Amount This Amendment: \$ 2,064.00

Is there revenue included? Yes No If Yes \$

*Funding Source(s) required:

Funding from General Fund? Yes No If Yes \$ %

Grant/Amendment Information (for grants acceptance and awards)

Document Type: _____ Department Code: _____ Grant Number (i.e., 15-123): _____
Commencement Date: _____ Termination Date: _____ Amendment Number: _____
Match Amount: \$ _____ Revenue Amount: \$ _____

*All Funding Source(s) required:

*Match funding from General Fund? Yes No If Yes \$ %
*Match funding from other sources? Yes No If Yes \$ %
*Funding Source: _____

*If Federal funds are received, is funding coming directly from the Federal government or passed through other organization(s)?

Contact: Rita Leon Department: Real Property Services Telephone: 520-724-6462

Department Director Signature: [Signature] for Jeffrey Teplitzky Date: 3/28/2025
Deputy County Administrator Signature: [Signature] Date: 3/28/2025
County Administrator Signature: [Signature] Date: 3/28/2025

Pima County Department of: Real Property Services

County: Pima County

MANAGER: Francisco Lopez and Josefina Lopez

**Contract No.: CT250000014
(Formally known as CTN-PR-21*64)**

Lease Amendment No.: One (1)

Orig. Contract Term: 02/08/21 – 02/07/2031	Orig. Amount:	\$100.00
Termination Date Prior Amendment:	Prior Amendments Amount:	\$ -0-
Termination Date This Amendment: 04/14/2026	This Amendment Amount:	\$ 2,064
	Revised Total Amount:	\$ 2,164

FIRST AMENDMENT TO RANCH MANAGEMENT AGREEMENT

The parties agree to amend the above-referenced contract as follows:

1. Background and Purpose.

1.1. Pima County, a political subdivision of the State of Arizona ("County") owns real property described in Exhibit "A" known as J Six Ranch (the Property).

1.2. Thomas R. Fischer and Patricia L. Fischer ("Manager"), currently manages the Property under Ranch Management Agreement ("RMA") CTN-PR-21*64 dated March 2, 2021.

1.3. The parties wish to remove the Manager from the RMA and modify the term of the RMA.

1.4. Effective Date: The Amendment shall be effective on the date signed by all parties

2. MODIFICATION OF RMA. County and Manager hereby agree to modify the terms of the RMA as follows.

2.1. Term: The Term of the RMA is hereby modified for a One (1) year term

2.2. Consideration: Removing Thomas R. Fischer and Patricia L. Fischer ("Managers") from the RMA and replacing the Managers to show Francisco Lopez and Josephina Lopez as the ("Managers"). Francisco Lopez and Josefina Lopez will be subjected to the terms and conditions of the RMA and this First Amendment to Ranch Management Agreement. Thomas R. Fischer and Patricia L. Fischer will not be absolved of all their obligations under Sections 3.6, 23.3, 24, 42, of the RMA, which will remain in effect, and they will remain subject to them, pursuant to the terms of the RMA.

2.3. Notices: Section 38 fully replaced with the following: Any notice required or permitted to be given under this Amendment shall be in writing and shall be served by personal delivery, United States mail service, electronic transmission, or by fax, upon the other party as follows.

Manager:

Francisco and Josefina Lopez
1053 W. Rim Drive
Benson, Arizona 85602
Home phone: 520-586-9695
Cell phone (Francisco): (520) 730-5554

County:

Kris Gade
Director, Conservation Lands and Resources
201 N. Stone Ave. 6th floor
Tucson Arizona 85701
Phone: (520) 724-6451
Email: Kris.Gade@pima.gov

Copy to:

Karen Simms
Division Manager, Conservation Lands and Resources
201 N. Stone Ave. 6th floor
Tucson, Arizona 85701
Phone: (520) 724-5216
Email: Karen.Simms@pima.gov

Vanessa Prileson (bilingual*)
Range & Agricultural Superintendent, Conservation Lands and Resources
201 N. Stone Ave 6th floor
Tucson, Arizona 85701
Phone: (520) 724-5266
Email: Vanessa.Prileson@pima.gov

Rita Leon (bilingual*)
Pima County Real Property Services
201 N. Stone Ave 6th floor
Tucson, Arizona 85701
Phone: (520) 724-6462
Email: Rita.Leon@pima.gov

38.1 Designees. Manager designates the following individual as the primary contact for all day-to-day management communications with the County:

Francisco Lopez, Ranch Manager: (520) 730-5554 cell or daughter (Arcelia)'s email: akearney08@live.com. *Francisco speaks Spanish only; daughter Arcelia speaks English.

County designates the following individual as the primary contact for day-to-day management communications.

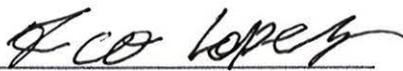
Vanessa Prileson, Range & Agricultural Superintendent: (520) 724-5266 desk or (520) 349-4092 cell or email: Vanessa.Prileson@pima.gov.

Either party may change its designee from time to time, with notice to the other party.

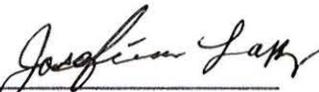
3. **REMAINING LEASE TERMS UNCHANGED:** Except as modified as provided in this Amendment, all the terms and conditions of the RMA shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment on the day, month and year written below.

MANAGER: J-SIX RANCH


Francisco Lopez

Date: 3-10-2025


Josefina Lopez

Date: 3-10-2025


Thomas R. Fischer

Date: 3/12/25


Patricia L. Fischer

Date: 3/12/25

PIMA COUNTY:
a political subdivision of the State of Arizona

Rex Scott, Chair, Board of Supervisors

Date: _____

ATTEST:

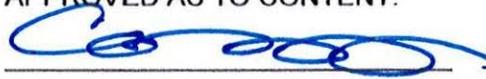
Melissa Manriquez, Clerk of the Board of Supervisors

Date

APPROVED AS TO FORM


Janis Gallego, Deputy County Attorney

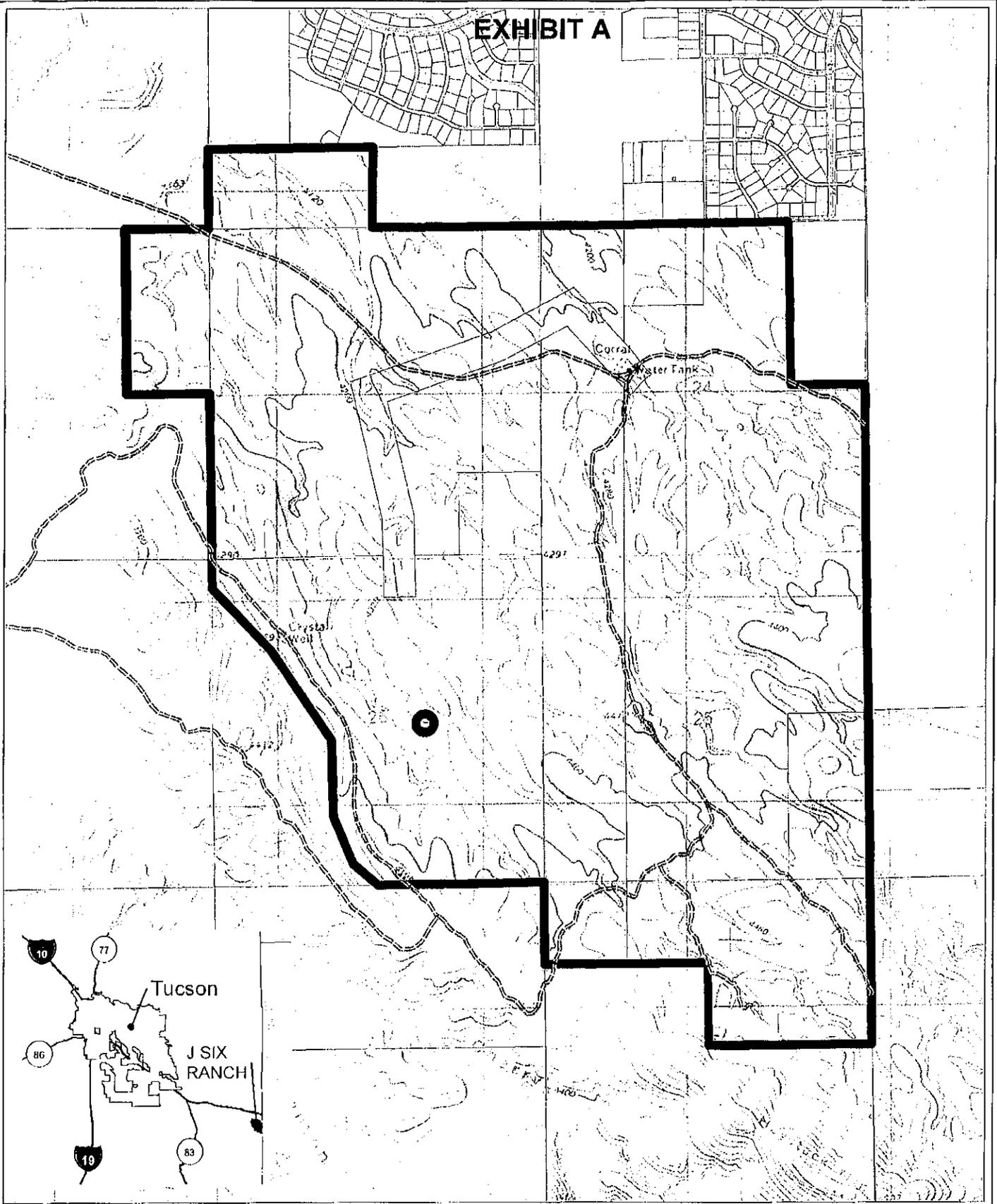
APPROVED AS TO CONTENT:

 3/28/2025

Carmine DeBonis Jr., Deputy County Administrator

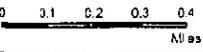

Jeffrey Teplitsky, Director Real Property Services

EXHIBIT A



J Six Ranch

-  Ranch Roads
-  Major Streets
-  Ranch Boundary
-  Private Land
-  Pima County Land
-  State Land
-  Federal Land

January 20, 2021
 1 inch = 2,000 feet

 Miles



This preliminary map is not a legal document and should not be used for legal purposes. It is intended for informational purposes only. The information on this map is based on the best available data and is subject to change without notice. The Pima County Board of Supervisors is not responsible for any errors or omissions on this map. For more information, please contact the Planning and Community Development Department at (520) 795-1000.