



BOARD OF SUPERVISORS AGENDA ITEM REPORT **CONTRACTS / AWARDS / GRANTS**

Requested Board Meeting Date: February 16, 2016

or Procurement Director Award ☐

Contractor/Vendor Name (DBA): SADDLE TREE RANCH, an Arizona General Partnership

Project Title/Description:

Empirita Ranch Property Stewardship Agreement

Purpose:

On February 8, 2011, the Pima County ("County") Board of Supervisors and Pima County Flood Control District ("FCD") Board of Directors approved the Empirita Ranch Property Stewardship Agreement ("Agreement") pursuant to which Saddle Tree Ranch, an Arizona General Partnership ("Manager") was approved as full-time manager of the County and FCD-owned Empirita Ranch Property. The Agreement was for a term of 5 years, expiring on February 7, 2016. The parties now wish to renew the Agreement, extending the term for a period of 5 years, effective as of February 8, 2016 and expiring on February 7, 2021. All other terms and provisions of the Agreement and any prior amendments thereto will remain the same.

Procurement Method:

Exempt pursuant to Pima County Code 11.04.020.

Program Goals/Predicted Outcomes:

To ensure that the Empirita Ranch property continues to be operated primarily as a ranching operation which fosters the abundant and diverse native flora and fauna, clean air, clean water and stable soils.

Public Benefit:

To maintain bond-acquired County and FCD-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 cattle ranch.

Metrics Available to Measure Performance:

Manager to maintain the Property in a manner consistent with County and FCD management standards and make timely monthly rental payments through February 7, 2021, per terms of the Agreement.

Retroactive:

Yes. A slight delay was incurred as a result of needing to obtain 3 sets of signatures from the management entity and the documents were not received by County staff until January 26, 2016.

To: COB - 2-8-14 (2)
Pg 3
Ddlen 26m

Procure Dept 02/05/16 PM02:08

02/05/16 PM02:08
nm

Original Information

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

Cost to Pima County General Fund: N/A

Contract is fully or partially funded with Federal Funds? ☐ Yes ☐ No ☐ Not Applicable to Grant Awards
Were insurance or indemnity clauses modified? ☐ Yes ☐ No ☐ Not Applicable to Grant Awards
Vendor is using a Social Security Number? ☐ Yes ☐ No ☐ Not Applicable to Grant Awards

If Yes, attach the required form per Administrative Procedure 22-73.

Amendment Information

Document Type: CTN Department Code: FC Contract Number (i.e., 15-123): CMS-143 715
Amendment No.: Two (2) AMS Version No.: 3
Effective Date: 02/08/2016 New Termination Date: 02/07/2021
☐ Expense ☒ Revenue ☐ Increase ☐ Decrease Amount This Amendment: \$25,440.00
Funding Source(s): Saddle Tree Ranch, an Arizona General Partnership

Cost to Pima County General Fund: _____

Contact: Michael D. Stofko

Department: Real Property Services

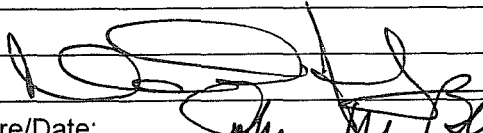
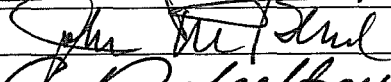
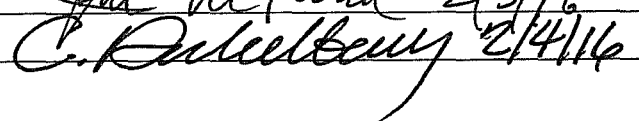
Telephone: 724-6667

Department Director Signature/Date: _____

Deputy County Administrator Signature/Date: _____

County Administrator Signature/Date: _____

(Required for Board Agenda/Addendum Items)

 1-27-2016
 2/3/16
 2/4/16

**PIMA COUNTY AND PIMA COUNTY REGIONAL FLOOD
CONTROL DISTRICT**

PROJECT: EMPIRITA RANCH PROPERTY
STEWARDSHIP AGREEMENT

CONTRACTOR: SADDLE TREE RANCH, an ARIZONA
GENERAL PARTNERSHIP

CONTRACT NO.: CTN-FC-CMS 143 715
[formerly 11-59-S-143715-0211]

CONTRACT AMENDMENT NO.: Two (#02)

CONTRACT

NO. CTN-FC-CMS-143 715

AMENDMENT NO. 02

This number must appear on all
invoices, correspondence and
documents pertaining to this
contract.

ORIG. CONTRACT TERM: 02/08/2011 - 02/07/2016

TERMINATION DATE PRIOR AMENDMENT: 02/07/2016

TERMINATION THIS AMENDMENT: 02/07/2021

ORIG. CONTRACT AMOUNT: \$31,800.00

PRIOR AMENDMENTS: \$<2,968.00 >

AMOUNT THIS AMENDMENT: \$ 25,440.00

REVISED CONTRACT AMOUNT: \$54,272.00

CONTRACT AMENDMENT

WHEREAS, COUNTY, DISTRICT and CONTRACTOR entered into a Contract for services as referenced above;
and

WHEREAS, CONTRACTOR, COUNTY and DISTRICT, amended the Contract [Amendment No. 1] pursuant to
Section 7(a) – Rent, as of November 5, 2013, to reduce the monthly Contract rent to \$424 for the remaining term
thereof, a period of twenty-eight months, commencing October, 2013;

WHEREAS, the Original and Revised Contract Amounts set forth above include an annual Cattle Transfer Fee of
\$1,320 which fee will not be affected by this Amendment; and

WHEREAS, the parties wish to extend the term of the Contract, pursuant to Section 2, Term and Renewal, for an
additional five (5) years to February 7, 2021 ("the First Renewal Term"); and

NOW, THEREFORE, it is agreed as follows:

1. The term of the Contract, as amended, is hereby extended through February 7, 2021.
2. All other provisions of the Contract and all prior amendments thereof, not specifically changed by this
Amendment, shall remain in effect and continue to be binding upon the parties.

The effective date of this Amendment shall be February 8, 2016.

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

IN WITNESS THEREOF, the parties have affixed their signatures to this Amendment on the dates written below.

APPROVED:

**PIMA COUNTY REGIONAL
FLOOD CONTROL DISTRICT, a political taxing
subdivision of the State of Arizona**

**PIMA COUNTY, a political subdivision of the State
of Arizona**

Chair, Board of Directors

Chair, Board of Supervisors

Date

Date

ATTEST

Clerk, Board of Directors

Clerk, Board of Supervisors

Date

Date

APPROVED AS TO FORM:

Tobin Rosen, Deputy County Attorney

Date

Tobin Rosen, Deputy County Attorney

Date

APPROVED AS TO CONTENT

Director, Pima County Regional Flood
Control District

Date

Director, Pima County Natural
Resources Parks and Recreation

Date

CONTRACTOR

Saddle Tree Ranch, an Arizona General Partnership

Thomas R. Fischer, Partner

Date

Patricia L. Fischer, Partner

Date

Rod W. Fischer, Partner

Date

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**PIMA COUNTY REGIONAL
FLOOD CONTROL DISTRICT, a political taxing
subdivision of the State of Arizona**

**PIMA COUNTY, a political subdivision of the State
of Arizona**

Chair, Board of Directors

Chair, Board of Supervisors

Date

Date

ATTEST

Clerk, Board of Directors

Clerk, Board of Supervisors

Date

Date

APPROVED AS TO FORM:

Tobin Rosen, Deputy County Attorney

Tobin Rosen, Deputy County Attorney

Date

Date

APPROVED AS TO CONTENT

Director, Pima County Regional Flood
Control District

Director, Pima County Natural
Resources Parks and Recreation

Date

Date

CONTRACTOR

Saddle Tree Ranch, an Arizona General Partnership

Thomas R. Fischer, Partner

Patricia L. Fischer, Partner

Date

Date

Rod W. Fischer, Partner

Rod W. Fischer

1-21-2016

Date