BOARD OF SUPERVISORS AGENDA ITEM REPORT
CONTRACTS / AWARDS / GRANTS

Requested Board Meeting Date: August 2, 2016

or Procurement Director Award ☐

Contractor/Vendor Name (DBA): Goff & Goff Limited Partnership, an Arizona Limited Partnership, FKA Mule Tank Limited Partnership, LLLP ("Manager")

Project Title/Description:
Amendment to Ranch Management Agreement

Purpose:
On August 1, 2006, the Pima County Board of Supervisors approved the Six Bar Ranch Management Agreement ("Agreement"), contract number 22-64-M-138319-0806, pursuant to which Manager was approved as full-time manager of the Six Bar Ranch (the "Property"). The Agreement was for a term of 10 years, expiring on August 1, 2016. The Manager wants to extend the term for a period of 5 years expiring on August 1, 2021. The Agreement is amended to provide that Manager is responsible for all fees associated with active use of the State Grazing lease, including annual AUM rental fees and sublease surcharges. All other terms and provisions of the Agreement will remain the same.

Procurement Method:
Exempt pursuant to Pima County Code 11.04.020.

Program Goals/Predicted Outcomes:
To ensure that the 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-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 standards per the terms of the Agreement.

Retroactive:
Yes, to August 1, 2016. A slight delay was incurred as a result of needing to obtain signatures from the Manager.

Procure Dept 07/22/16 PM03:42

07 JUL 22 PM 3:00 PC COB FD

To: COB - 7-25-16 (3)
Ver.-1
pgs - 7 Addendum

Original Information

Document Type: _____ Department Code: _____ Contract Number (i.e.,15-123): 22-64-M138319-0[redacted]

Effective Date: _____ Termination Date: _____ Prior Contract Number (Synergen/CMS): _____

☐ Expense Amount: $ _____ ☐ Revenue Amount: $ _____

Funding Source(s):

Cost to Pima County General Fund: _____

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: PW Contract Number (i.e.,15-123): 17*008

Amendment No.: 2 AMS Version No.: 1

Effective Date: 08/01/2016 New Termination Date: 08/01/2021

☐ Expense ☐ Revenue ☐ Increase ☐ Decrease Amount This Amendment: $ _____

Funding Source(s):

Cost to Pima County General Fund: -0-

Contact: Rita Leon

Department: Real Property Services Telephone: 724-6462

Department Director Signature/Date: 7/19/16

Deputy County Administrator Signature/Date: 7/19/16

County Administrator Signature/Date: 7/19/16

(Required for Board Agenda/Addendum Items)

PIMA COUNTY

REAL PROPERTY

PIMA COUNTY DEPARTMENT OF: **REAL PROPERTY SERVICES** **COUNTY : PIMA COUNTY** **MANAGER: GOFF& GOFF LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP FKA MULE TANK LIMITED PARTNERSHIP, LLLP,an ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP** **OLD CONTRACT NO.: 22-64-M-138319-0806** **CONTRACT NO.: CTN 17*0008** **AGREEMENT AMENDMENT NO.: Two (2)**	CONTRACT NO. CTN-PW-17-008 AMENDMENT NO. 02 This number must appear on all invoices, correspondence and documents pertaining to this contract.

ORIGINAL AGREEMENT TERM: 08-01-2006 – 08-01-2016

TERMINATION THIS AMENDMENT: 08-01-2021

AMENDMENT TO RANCH MANAGEMENT AGREEMENT

1. **DEFINED TERMS**. For purposes of this Amendment, the following terms have the meanings set forth below:

1.1. County: Pima County, a political subdivision of the State of Arizona (hereinafter referred to as "County")

1.2. Manager: GOFF& GOFF LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP FKA Mule Tank , a Limited Partnership,LLLP

1.3. Premises: See Exhibit "A"

1.4. Agreement: The Ranch Manangement Agreement for use of the Premises between County and Manager, dated August 1, 2006.

1.5. Effective Date: August 1, 2016.

2. **MODIFICATION OF LEASE**. County and Manager hereby agree to modify the terms of the Agreement as follows:

2.1. TERM: The term of the Agreement is hereby extended to August 1, 2021, pursuant to number 2 of the agreement.

2.2 Notice. Any notice required or permitted to be given under this Agreement shall be in writing and shall be served by personal delivery, United States mail service, electronic transmission, or by fax, upon the other party. Notice shall be addressed and mailed as follows:

If to County: NRPR Rangeland Program Manager
3500 W. River Rd.
Tucson, AZ 85741
Phone: (520) 724-5000

If to Manager: Mr. Charlie Goff
P.O. Box 5591
Oracle, AZ 85623
(520) 825-3491

2.2. Designees:County designates the following as primary contact for management communications: NRPR Rangeland Program Manager, (520)724-5000.

2.3. Grazing Leases/Permits: Manager is responsible for all fees associated with active use of the State grazing lease, including annual AUM rental fees and sub-lease surcharge fees, Pursuant to Section 7 of the Agreement.

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

4. **EFFECTIVE DATE**. This Amendment shall be effective as of the Effective Date.

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

MANAGER: Goff & Goff Limited Partnership, an Arizona Limited partnership
FKA Mule Tank Limited Partnership,LLLP
An Arizona Limited Liability Limited Partnership

By: _____

Its: _____

Dated: 6/6/16

COUNTY:
Pima County, a political subdivision of
the State of Arizona

_____
Chair, Board of Supervisors

Date_____

ATTEST:

_____
Robin Brigode, Clerk of Board

Date_____

APPROVED AS TO CONTENT:

Chris Cawein, Director
Pima County Natural Resources,
Park & Recreation Department

APPROVED AS TO FORM:

Tobin Rosen, Deputy County Attorney, Civil Division

Date: 6/23/16

Neil Konigsberg, Real Property Services Manager

EXHIBIT A

Legal Description of property (the "Property")

EXHIBIT A

Parcel No. 1:

All of Section 20;

All of Section 21;

The South half of Section 22;

The South half of Section 23;

The West half of the Southwest Quarter of Section 24;

All in Township 11 South, Range 17 East, Gila and Salt River Base and Meridian, Pima County, Arizona.

Parcel No. 2:

That part of the Southeast Quarter of Section 24, and the Northeast Quarter of Section 25, Township 11 South, Range 17 East, Gila and Salt River Base and Meridian, Pima County, Arizona, described as follows:

Commencing at the quarter corner common to said Section 24 and 25, said point being the Point of Beginning of the land to be described:

Thence North 00 degrees 00 minutes 58 seconds West, for a distance of 2639.54 feet along the center Section line to the center of said Section 24;

Thence North 89 degrees 57 minutes 16 seconds East, for a distance of 717.51 feet along the center Section line to a point on an old fence line;

Thence South 02 degrees 36 minutes 12 seconds West, for a distance of 847.82 feet to an angle point on an old fence line;

Thence North 86 degrees 54 minutes 08 seconds East, for a distance of 170.10 feet to an angle point on an old fence line;

Thence South 65 degrees 44 minutes 42 seconds East, for a distance of 515.26 feet to a point on a fence line common with the East line of the Northwest Quarter of the Southeast Quarter of said Section 24;

Thence South 00 degrees 00 minutes 29 seconds West, for a distance of 269.84 feet along the East line to the Southeast corner of the Northwest Quarter of the Southeast Quarter of said Section 24;

Thence North 89 degrees 57 minutes 12 seconds East, for a distance of 353.66 feet along the North line of the Southeast Quarter of the Southeast Quarter of said Section 24, to a point on an old fence line;

Thence South 00 degrees 25 minutes 56 seconds West, for a distance of 538.76 feet to an angle point on an old fence line;

Thence South 00 degrees 29 minutes 10 seconds West, for a distance of 328.41 feet to an angle point on an old fence line;

Thence South 00 degrees 15 minutes 25 seconds East, for a distance of 452.60 feet to a point on an old fence line common with the line between Sections 24 and 25;

Thence South 00 degrees 15 minutes 24 seconds East, for a distance of 653.00 feet to an angle point on an old fence line;

EXHIBIT A
CONTINUED

Thence South 00 degrees 18 minutes 52 seconds East, for a distance of 667.51 feet to a point on an old fence line common with the South line of the Northeast Quarter of the Northeast Quarter of said Section 25;

Thence South 00 degrees 03 minutes 57 seconds East, for a distance of 1320.50 feet to an angle point on an old fence line common with the center of said Section 25;

Thence South 89 degrees 57 minutes 02 seconds West, for a distance of 1677.44 feet along the center Section line to the center of said Section 25;

Thence North 00 degrees 03 minutes 26 seconds East, for a distance of 2641.06 feet to the Point of Beginning.

Parcel No. 3:

Lots 3 and 4 and

The Southwest Quarter of the Northwest Quarter of Section 1;

All of Section 10;

The North half and

The Northwest Quarter of the Southwest Quarter of Section 11, all in Township 12 South, Range 17 East, Gila and Salt River Base and Meridian, Pima County, Arizona.