



BOARD OF SUPERVISORS AGENDA ITEM REPORT
CONTRACTS / AWARDS / GRANTS

Requested Board Meeting Date: August 2, 2016

or Procurement Director Award ☐

Contractor/Vendor Name (DBA): Buckelew Farms, LLC, an Arizona Limited Liability Company

Project Title/Description:

Buckelew Farm Management Agreement

Purpose:

On September 19, 2006, the Pima County Board of Supervisors approved the Buckelew Farm Management Agreement ("Agreement") pursuant to which Buckelew Farms, LLC, an Arizona Limited Liability Company ("Manager") was approved as full-time manager of the County owned Buckelew Farms. The Agreement was for a term of 10 years, expiring on September 19, 2016. The parties now wish to extend the term for a period of 5 years, expiring on September 19, 2021. All 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:

Will continue to meet the Management Objectives in the Agreement

Public Benefit:

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

Metrics Available to Measure Performance:

Manager to maintain the Property in a manner consistent with County management standards.

Retroactive:

No

JUL 25 16:05:00 PC CLK/CFM

To COB. 7.25.16 (3)
Ver. 1
Pgs. - 13 Addendum

Procure Dept 07/22/16 PM03:42

Original Information

Document Type: _____ Department Code: _____ Contract Number (i.e., 15-123): _____

Effective Date: 9/19/2006 Termination Date: 9/19/2016 Prior Contract Number (Synergen/CMS): 138599-0906☐ Expense Amount: \$ _____ ☐ Revenue Amount: \$ _____

Funding Source(s): _____ (Complete Synergen contract #11-05-A-138599-0906)

Cost to Pima County General Fund: _____

Contract is fully or partially funded with Federal Funds? ☐ Yes ☐ No ☐ Not Applicable to Grant AwardsWere insurance or indemnity clauses modified? ☐ Yes ☐ No ☐ Not Applicable to Grant AwardsVendor 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 InformationDocument Type: CTN Department Code: PW Contract Number (i.e., 15-123): 17*007Amendment No.: One (1) AMS Version No.: 1Effective Date: 09/19/2016 New Termination Date: 09/19/2021☐ Expense ☐ Revenue ☐ Increase ☐ Decrease Amount This Amendment: \$ -0-

Funding Source(s): _____

Cost to Pima County General Fund: -0-Contact: Rita LeonDepartment: Real Property Services Telephone: 724-6462Department Director Signature/Date: [Signature] 7/19/16Deputy County Administrator Signature/Date: [Signature] 7/19/16County Administrator Signature/Date: [Signature] 7/19/16
(Required for Board Agenda/Addendum Items)

| | |
|---|---|
| PIMA COUNTY DEPARTMENT OF: REAL PROPERTY SERVICES County: Pima County Manager : Buckelew Farms, LLC, an Arizona Limited Liability Company OLD CONTRACT NO.: 11-05-A-138599-0906 CONTRACT NO.: CTN 17*0007 FARM MANAGEMENT AMENDMENT NO.: 1 | |
| | CONTRACT |
| | NO. <u>CTN-PW-17-007</u> |
| | AMENDMENT NO. <u>01</u> |
| | This number must appear on all invoices, correspondence and documents pertaining to this contract. |

ORIGINAL LEASE TERM: 9/19/2006-9-19-2016

TERMINATION THIS AMENDMENT: 9-19-2021

AMENDMENT TO FARM MANAGEMENT AGREEMENT

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

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

b. Manager: Buckelew Farms, LLC, an Arizona Limited Liability Company

c. Premises: see attached Exhibit "A"

d. Agreement: The Management Agreement for use of the Premises between County and Manager, dated September 19, 2006.

e. Effective Date: September 19, 2016

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

2.1 **TERM**: The term of the Agreement is hereby extended to September 19, 2021, pursuant to Section 2 of the Agreement.

2.2 **NOTICES**: Notices relating to or required under this Agreement or under the unlawful detainer statutes of Arizona must be in writing and be delivered personally, sent by United States mail, first class postage prepaid, facsimile, electronic mail, or by private messenger or courier service to the addresses below:

Manager: Nick Buckelew
17000 West Ajo Way
Tucson, Arizona 85735
(520)822-2277
(520)822-2041 fax

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

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

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

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

MANAGER: Buckelew Farms, LLC

Chair, Board of Supervisors


Signature:

Date _____

L. Nick Buckelew Manager
Name and Title (please print)

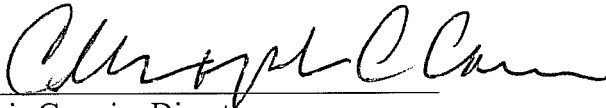
ATTEST:

Date 7/1/16

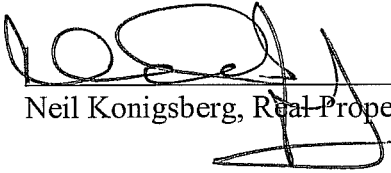
Clerk of the Board of Supervisors

Date _____

APPROVED AS TO CONTENT:



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



Neil Konigsberg, Real Property Services Manager

APPROVED AS TO FORM:



Tobin Rosen, Deputy County Attorney, Civil Division

Date: 6/23/16

EXHIBIT A

Legal Description of the Property

This is an Official Copy of the Pima County
contract executed and on file with Pima County.

EXHIBIT "A"

Parcel 1

The North half and a portion of the North half of the South half lying North of the North line of Ajo Road of Section 33, Township 15 South, Range 10 East, Gila and Salt River Base and Meridian, Pima County, Arizona.

EXCEPT the following:

BEGINNING at the Northeast corner of said Section 33;

THENCE South 88 degrees 53 minutes 22 seconds West a distance of 1682.0 feet to a point, said point being the True Point of Beginning;

THENCE South 40 degrees 43 minutes 23 seconds West a distance of 1972.81 feet to a point;

THENCE South 58 degrees 09 minutes 43 seconds West a distance of 2602.33 feet to a point;

THENCE North 0 degrees 03 minutes 10 seconds East a distance of 2800 feet to a point;

THENCE North 88 degrees 53 minutes 22 seconds East a distance of 3496.1 feet to a point, said point being the True Point of Beginning.

ALSO EXCEPT the following:

BEGINNING at the Northeast corner of said Section 33;

THENCE South 35 degrees 25 minutes 26 seconds West a distance of 4354.17 feet to a point, said point being the True Point of Beginning;

THENCE South 35 degrees 16 minutes 03 seconds East a distance of 421.98 feet to a point on the North right-of-way line of the Tucson-Ajo Highway;

THENCE South 84 degrees 47 minutes 50 seconds West a distance of 363.0 feet along said North right-of-way line, to a point;

THENCE North 3 degrees 38 minutes 49 seconds West a distance of 363.52 feet to a point from which the Northeast corner of said Section 33 bears North 36 degrees 49 minutes 09 seconds East at a distance of 4446.83 feet;

EXHIBIT "A"
(Continued)

THENCE North 85 degrees 16 minutes 28 seconds East a distance of 141.65 feet to a point, said point being the True Point of Beginning.

And Further Except the following described parcel of land:

A portion of that certain parcel described in Docket 7747 at page 729 in the records of the Pima County Recorder, Pima County, Arizona, situate in the South one half of Section 33, Township 15 South, Range 10 East, Gila and Salt River Base and Meridian, Pima County, Arizona, more particularly described as follows:

Beginning at the Southwest corner of that certain parcel described in Docket 9937 at Page 1279 in the records of the Pima County Recorder, Pima County, Arizona;

Thence South 84 degrees 47 minutes 50 seconds West along the North right of way line of the Tucson-Ajo Highway, a distance of 231.96 feet;

Thence North 1 degrees 55 minutes 04 seconds West, 280.07 feet;

Thence North 26 degrees 49 minutes 45 seconds East, 382.26 feet;

Thence North 9 degrees 00 minutes 48 seconds East, 431.20 feet;

Thence North 88 degrees 37 minutes 43 seconds East, 191.15 feet;

Thence South 15 degrees 51 minutes 32 seconds East, 651.67 feet;

Thence South 1 degrees 23 minutes 46 seconds East, 280.18 feet;

Thence South 6 degrees 05 minutes 02 seconds East 88.90 feet to the North right of way line of the Tucson - Ajo Highway;

Thence South 84 degrees 47 minutes 50 seconds West along said North right of way line, 25.54 feet to the Southeast corner of that certain parcel described in said Docket 9937 at Page 1279;

Thence North 35 degrees 16 minutes 03 seconds West along the East line of that certain parcel described in said Docket 9937 at Page 1279, a distance of 418.51 feet;

EXHIBIT "A"
(Continued)

Thence South 85 degrees 16 minutes 28 seconds West along the North line of that certain parcel described in said Docket 9937 at page 1279, a distance of 141.65 feet;

Thence South 3 degrees 38 minutes 49 seconds East along the West line of that certain parcel described in said Docket 9937 at Page 1279, a distance of 363.52 feet to the Point of Beginning.

(JV Arb 13 and 19)

Parcel 2

The West half of the Northwest Quarter of Section 34, Township 15 South, Range 10 East, Gila and Salt River Base and Meridian, Pima County, Arizona.

(JV Arb 3)

Parcel 3

A portion of the Northwest quarter of Section 34, Township 15 South, Range 10 East, Gila and Salt River Base and Meridian, Pima County, Arizona, more particularly described as follows:

Beginning at the West quarter corner of said Section 34;

Thence North 88 degrees 45 minutes 11 seconds East, a distance of 1324.30 feet to a brass pipe marked "w.1/16" 1953;

Thence North 2 degrees 02 minutes 16 seconds East a distance of 102.57 feet to a point, said point being the True Point of Beginning;

Thence North 01 degrees 48 minutes 06 seconds East, a distance of 333.42 feet to a point;

Thence North 86 degrees 54 minutes 31 seconds East a distance of 16.67 feet to a point at an old existing fence line running North and South;

Thence continue along said old Fence, South 01 degrees 29 minutes 20 seconds West a distance of 336.15 feet to a point;

Thence North 84 degrees 09 minutes 25 seconds West a distance of 18.49 feet to a point, said point being the True Point of Beginning.

EXHIBIT "A"
(Continued)

(JV Arb 111)

Parcel 4

A portion of the Northwest Quarter of the Southwest Quarter of Section 34, Township 15 South, Range 10 East, Gila and Salt River Base and Meridian, Pima County, Arizona, more particularly described as follows:

BEGINNING at the interior (center) quarter corner of said Section 34;

THENCE South 88 degrees 45 minutes 11 seconds West a distance of 1614.39 feet to a point, said point being the True Point of Beginning;

THENCE South 0 degrees 15 minutes 11 seconds West a distance of 606.7 feet to a point;

THENCE South 85 degrees 14 minutes 26 seconds West a distance of 391.0 feet to a point;

THENCE South 0 degrees 15 minutes 11 seconds West a distance of 368.7 feet to a point, said point being on the North right-of-way line of the Tucson-Ajo Highway;

THENCE Westerly along the North right-of-way line of Tucson-Ajo Highway a distance of 646.39 feet to a point on the West line of said Section 34;

THENCE North 0 degrees 15 minutes 11 seconds East a distance of 1036 feet to a point;

THENCE North 88 degrees 45 minutes 11 seconds East a distance of 1034.3 feet to a point, said point being the True Point of Beginning.

(JV Arb 77)

EXHIBIT "A"**Parcel 1**

A portion of the Southeast Quarter of Section 33, Township 15 South, Range 10 East, and Lots 2 and 3 of Section 4, Township 16 South, Range 10 East, Gila and Salt River Base and Meridian, Pima County, Arizona, more particularly described as follows:

BEGINNING at the Southeast corner of said Section 33, said corner being the True Point of Beginning;

THENCE South 87 degrees 32 minutes West a distance of 152.26 feet to a point;

THENCE South 0 degrees 02 minutes West a distance of 1604.46 feet to a point;

Thence South 89 degrees 22 minutes West a distance of 2520.96 feet to a point;

THENCE North 58 degrees 26 minutes 10 seconds East a distance of 1241.40 feet to a point;

THENCE North 0 degrees 13 minutes 10 seconds East a distance of 821.49 feet to a point;

THENCE North 87 degrees 57 minutes 52 seconds East a distance of 752.43 feet to a point;

THENCE North 5 degrees 59 minutes 25 seconds East a distance of 104.81 feet to a point;

THENCE North 2 degrees 08 minutes 17 seconds East a distance of 1332.93 feet to a point, on the South right-of-way line of the Ajo-Tucson Highway;

THENCE, continue North 81 degrees 44 minutes 53 seconds East along said right-of-way a distance of 815.02 feet to a point;

THENCE South 0 degrees 15 minutes 11 seconds West a distance of 1412.37 feet to a point, said point being the True Point of Beginning.

EXHIBIT "A"
(Continued)

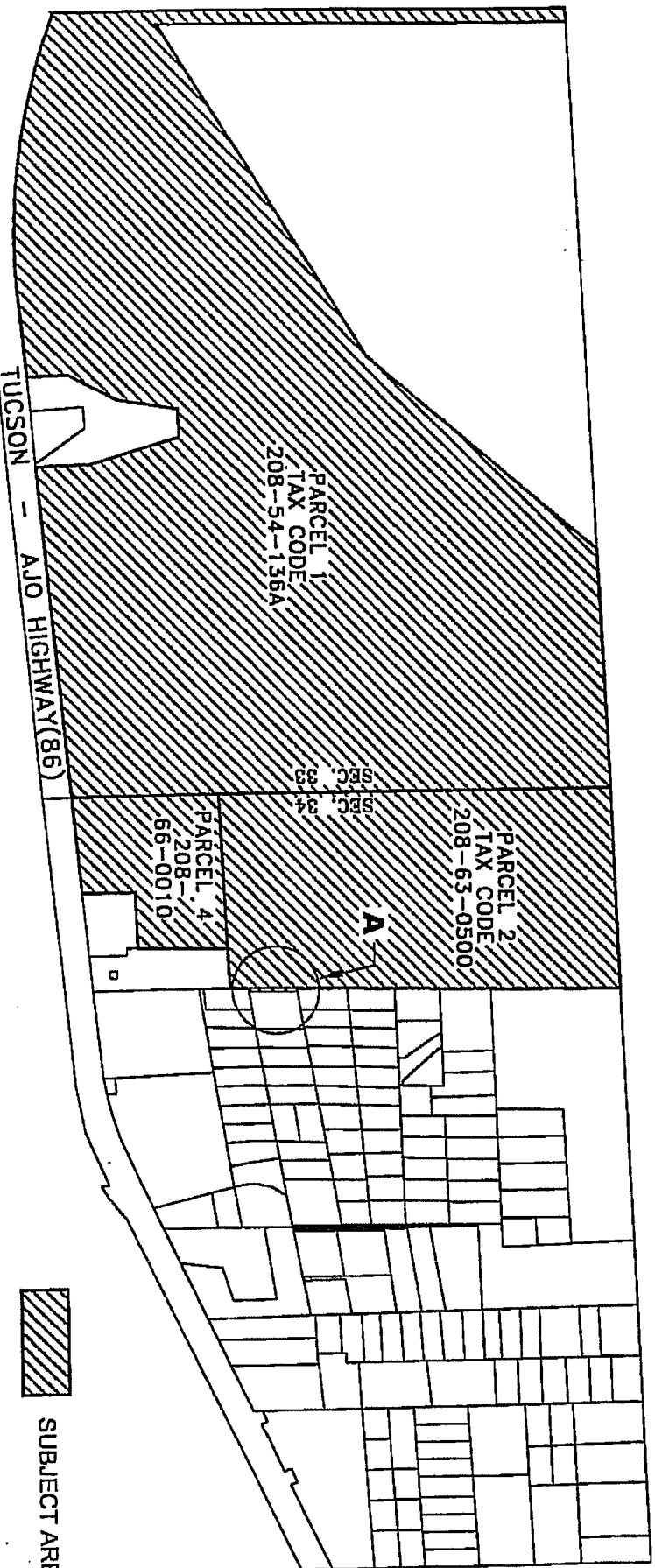
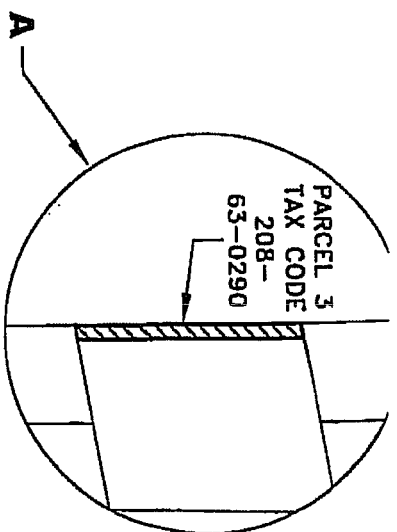
(JV Arb Section 33=17, Section 4=7 and 8)

This is an Official Copy of the Pima County
contract executed and on file with Pima County.

EXHIBIT A-1

Depictions of the Property

SECTIONS 33 & 34 TOWNSHIP 15 SOUTH RANGE 10 EAST



PIMA COUNTY DEPARTMENT OF TRANSPORTATION
GIS DIVISION

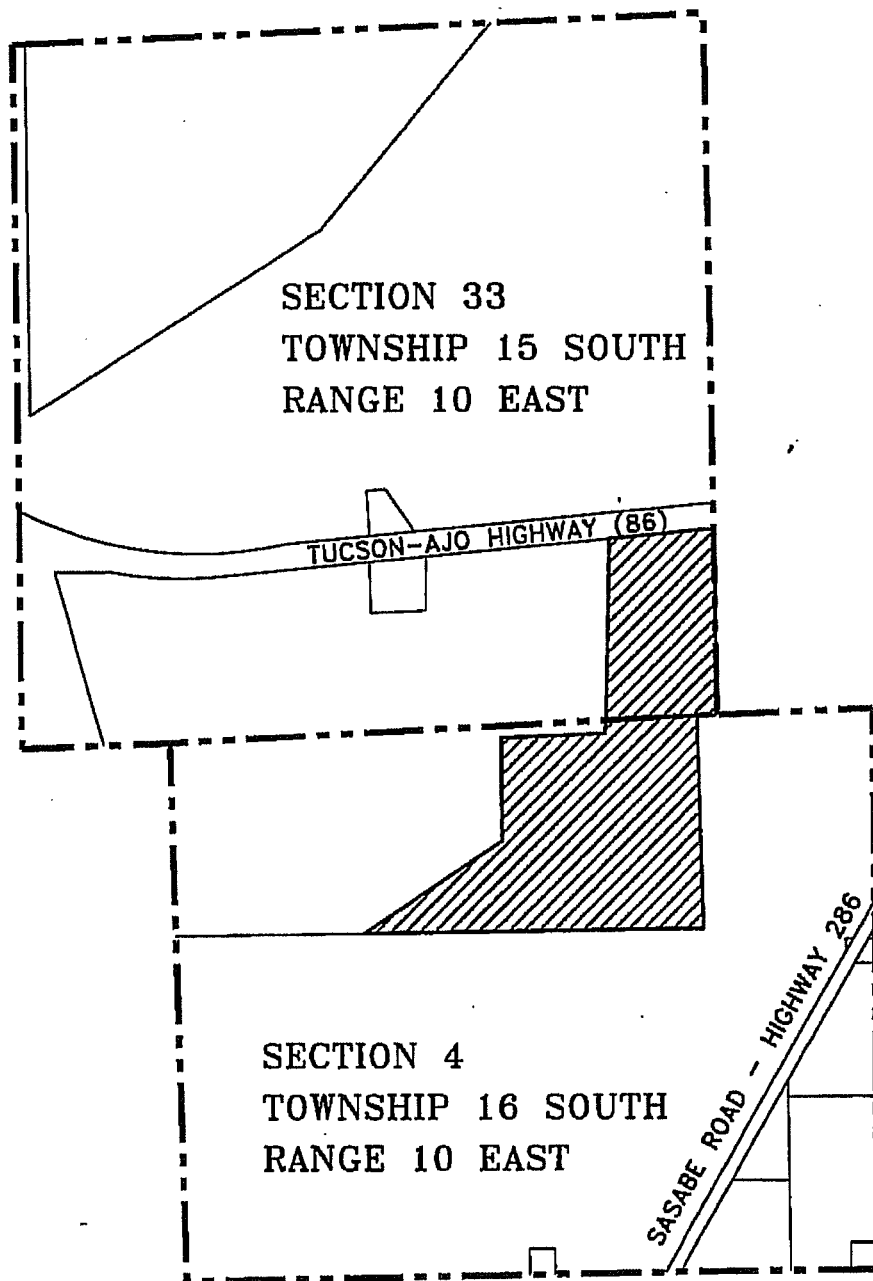
06058



DRAWING NOT TO SCALE

DRAWN BY: J. ZALUSKY

DATE: JULY 2006



BUCKELEW PARCELS 208-54-134A & 301-19-002D

PIMA COUNTY DEPARTMENT OF TRANSPORTATION
GIS DIVISION

