

CLARK COUNTY  
STAFF REPORT



DEPARTMENT: Public Works Administration

DATE: May 13, 2014

REQUEST: Authorization from the Board of County Commissioners for the County Administrator to sign leases and their amendments developed through the Public Works Department and not currently authorized.

CHECK ONE:  X  Consent   CAO

**BACKGROUND:** Clark County Code (Chapter 2.33A) requires the Board of County Commissioners to approve leases of county property where the lease agreement exceeds one year.

The Board of County Commissioners have previously authorized the County Administrator to sign leases and amendments relating to General Services, Center for Community Health, Child Support Division, the Public Service Center and the Dolle and Pepsi Buildings.

This authorization would include miscellaneous leases developed through the Public Works Department where authorization does not already exist.

Delegating authority to the County Administrator for signing these leases and amendments will streamline and simplify the process of completing these leases. In addition, any administrative or rate amendments can be more rapidly accomplished as well.

**COMMUNITY OUTREACH:** There is no community outreach planned for this action.

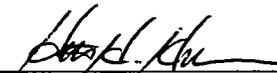
**BUDGET AND POLICY IMPLICATIONS:** This action has no budget implications. This request is consistent with current county policy.

**FISCAL IMPACTS**

Yes (see attached form)  No

**ACTION REQUESTED:** Authorization from the Board of County Commissioners for the County Administrator to sign leases and their amendments developed through the Public Works Department and not currently authorized.

**DISTRIBUTION:** Please send a copy of the approved staff report to Public Works Administration.

  
Heath Henderson, P.E.  
Public Works Director/County Engineer

  
CLARK COUNTY, WASHINGTON  
BOARD OF COMMISSIONERS

May 13, 2014 SR 97-14

cc: Mark McCauley, Heath Henderson, Bill Bjerke, Public Works file  
PW 14-042  
OK H.A.



CLARK COUNTY  
STAFF REPORT

Previously approved /  
similar request

**DEPARTMENT/DIVISION:** General Services  
**DATE:** November 20, 2007  
**REQUEST:** Authorization from the Board of County Commissioners for the County Administrator to sign leases and their amendments, developed through the General Services Department and not currently authorized.

**BACKGROUND:** The Clark County Code (Chapter 2.33A) requires the Board of County Commissioners to approve leases of county property where the lease agreement exceeds one year.

The Board of County Commissioners have authorized the County Administrator to sign leases and amendments relating to the Center for Community Health, Public Service Center, Child Support Division and the Dolle & Pepsi Buildings.

This authorization would include miscellaneous leases developed through the General Services Department where authorization does not already exist.

Delegating authority to the County Administrator for signing these leases and amendments will streamline and simplify the process of completing these leases. In addition, any administrative or rate amendments can be more rapidly accomplished as well.

**COMMUNITY OUTREACH:** There is no specific community outreach planned for this action.

**BUDGET IMPLICATIONS:** This action has no budget implications.

**FISCAL IMPACTS:**  Yes (see Fiscal Impacts Attachment)  No

If Yes, click the box and use the attached Fiscal Impacts attachment. If No, just click the box.

**ACTION REQUESTED:** That the Board of County Commissioners authorize the County Administrator to sign miscellaneous leases and amendments.

**POLICY IMPLICATIONS:** This action is consistent with existing County policy.

**DISTRIBUTION:** Please return the approved staff report to the General Services Department.

  
Mark McCauley  
Director, General Services

APPROVED:   
CLARK COUNTY, WASHINGTON  
BOARD OF COMMISSIONERS  
NOV 20, 2007 SR34707

MM/II  
cc: Mark McCauley, General Services file



**Clark County Parks**  
Current Leases

Funding Source	Property (2014) (Projected)	Lessee	Type	Acres	Annual Revenue Generated (A)	In Lieu Generated (B)	Deferred Maintenance Expense (C)	Total Cost Benefit (A+B+C-D)
Con Futures	Brush Prairie	Lagler	Ag	20	\$ 1,935.00	\$ -	\$ 2,000.00	\$ 3,935.00
Con Futures	China Ditch-Don Moore	Moore	Ag	40	\$ 880.00	\$ -	\$ 4,000.00	\$ 4,880.00
Con Futures	China Ditch-John Matson	John Matson	Ag	50	\$ 1,584.00	\$ -	\$ 5,000.00	\$ 6,584.00
Con Futures	Daybreak	C&M Hay	Ag	55	\$ 1,237.50	\$ -	\$ 5,500.00	\$ 6,737.50
Con Futures	Egger	Kerstings (Andersen Dairy)	Ag	48	\$ 2,880.00	\$ -	\$ 4,800.00	\$ 7,680.00
Donated	Mud Lake	Hauswald	Ag	10	\$ -	\$ 550.00	\$ 1,000.00	\$ 1,550.00
Con Futures	Schriber/Pearson	Dobbins	Ag	95	\$ -	\$ 2,250.00	\$ 1,800.00	\$ 4,050.00
Land trade w/DNR	Whipple Creek NW/Central	Hoffman	Ag	36	\$ 3,750.00	\$ -	\$ 3,600.00	\$ 7,350.00
Con Futures	Daybreak2 -900 sq ft	Chavez	Rental	5	\$ 9,600.00	\$ -	\$ 5,000.00	\$ 14,600.00
Con Futures	Minkler - 1974 sq ft	Gonzalez/Gunnels	Rental	1	\$ 10,200.00	\$ -	\$ 1,000.00	\$ 11,200.00
Con Futures	Pearson - 2929 sq ft	Allen	Rental	1	\$ 22,800.00	\$ -	\$ 1,000.00	\$ 23,800.00
PIF 10	Slanton1 - 2171 sq ft	Camp	Rental	1	\$ 12,000.00	\$ -	\$ 1,000.00	\$ 13,000.00
PIF 8	Warne	Klemz	Rental	4	\$ 14,400.00	\$ -	\$ 4,000.00	\$ 18,400.00
				<b>366</b>	<b>\$ 81,266.50</b>	<b>\$ 2,800.00</b>	<b>\$ 39,700.00</b>	<b>\$ 123,766.50</b>

**BACKGROUND:** The property lease management program provides an alternative method to traditional maintenance by utilizing resources other than County staff to maintain our undeveloped park properties. The program consists of leasing County owned residences and undeveloped properties to approved individuals. These undeveloped park properties have been acquired to help meet the community park and open space needs identified in the parks comprehensive plan and PIF (park impact fee) program. These lands are being managed under interim uses until funds are available for development and maintenance. Lease arrangements not only provide a secure presence to the facilities and surrounding areas, but also typically generate General Fund revenues with minimal expenses. Additional monies are saved by the properties being maintained by the lessee's instead of by County maintenance staff.