



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: General Services
Department No.: 063
For Agenda Of: March 27, 2007
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: 4/5

TO: Board of Supervisors

FROM: Department Bob Nisbet, Director (560-1011)
Director(s) General Services Department
Contact Info: Paddy Langlands, Assistant Director (568-3096)
Support Services Division

**SUBJECT: Orcutt Babe Ruth League, Inc. Lease at Waller County Park; Fourth District;
Folio: 002302**

County Counsel Concurrence

As to form: Yes

Other Concurrence: Risk Management

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

That the Board approve and execute, in duplicate, a Lease Agreement between the County of Santa Barbara, as Lessor, and the Orcutt Babe Ruth League, Inc., as Lessee, for the use of a portion of County owned property known as Waller County Park in the Santa Maria area (Fourth Supervisorial District) for the purpose of operating a youth baseball facility. The term of this lease is for a period of approximately 5 years from the date of your Boards' approval until December 31, 2011. In lieu of monetary compensation, Lessee will maintain the infields and concession stand, and manage the ongoing youth baseball activities. Government Code §25536 allows counties by 4/5 vote of the Board of Supervisors to lease certain county owned property for such purposes.

Summary Text:

The Orcutt Babe Ruth League, Inc., a non-profit organization, has been operating the youth baseball activities at Waller County Park since March of 1986. They have continued to make improvements and participate in the maintenance of the baseball fields and concession stand. The most recent lease agreement expired on December 31, 2006, and they have been holding over under the same terms and conditions of the expired lease until a new lease could be approved. It is in the best interest of the county to encourage recreational opportunities for the benefit of the Orcutt and Santa Maria communities pursuant to California Education Code Sections 10900 through 10905.

Background:

On March 24, 1986, the county entered into a lease agreement with the Orcutt Babe Ruth League, Inc., for the purpose of developing and operating a facility for the promotion of youth baseball activities for the Santa Maria community at Waller County Park. This agreement was subsequently amended on September 3, 1991, to renew for another 5-year term from March 24, 1991 to March 23, 1996. Due to delays in renegotiating and finalizing an agreement and completion of some improvements, a lease to extend the term for a period of 10 years was not approved until December 17, 1996. This latest ten-year lease renewal expired on December 31, 2006.

Fiscal and Facilities Impacts:

Budgeted: Yes

Fiscal Analysis:

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized On-going Cost:</u>	<u>Total One-Time Project Cost</u>
General Fund	\$ 9,000.00	\$ 9,000.00	
State			
Federal			
Fees			
Other:			
Total	\$ 9,000.00	\$ 9,000.00	\$ -

Narrative: The \$9,000 annualized cost represents Parks Department labor and services and supplies costs for ongoing maintenance of the property that is leased to the Orcutt Babe Ruth League. The lease agreement does not provide for any rent payments to the County from the Orcutt Babe Ruth League for use of this property.

Staffing Impacts: No staffing impacts associated with this item.

Special Instructions:

Upon execution, the Clerk should distribute as follows:

- | | |
|----------------------------------------------|-----------------------------------------------------------------------------------------|
| 1. Original executed agreement | Board's Official File |
| 2. Dupl orig exec agreement & Minute Order | Attn: Connie Smith, Real Estate Service,
Courthouse, 2 nd Floor East Wing |
| 3. Copy of executed agreement & Minute Order | Attn: Mike Gibson, Bus. Mgr.,
County Parks Dept. |

(NOTE: Office of Real Estate Services will copy for their file and forward duplicate original agreement to the LESSEE.)

Attachments: Lease Agreement

Authored by: Connie Smith, Office of Real Estate Services.

cc: Dan Hernandez, County Parks Director