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Title: Approval of a five-year lease with the Meux Home Corporation for operation and maintenance of the Meux Home Museum at 1007 R Street

Sponsors: Parks, After School, Recreation and Community Serv

Indexes:

Code sections:

Attachments: 1. Meux Lease CAO approved - FINAL 1.24.17 w_signatures.pdf

Date	Ver.	Action By	Action	Result
2/9/2017	1	City Council	approved	Pass

REPORT TO THE CITY COUNCIL

February 9, 2017

FROM: KRISTINA CHAMBERLIN, Assistant Director
Parks, After School, Recreation and Community Services Department

BY: KAREN M. NORRIS, Administrative Manager
DIANE PRINTZ-WHITE, Management Analyst II
Parks, After School, Recreation and Community Services Department

SUBJECT:

Approval of a five-year lease with the Meux Home Corporation for operation and maintenance of the Meux Home Museum at 1007 R Street

RECOMMENDATION

Staff recommends that the City Council approve the attached five-year lease with the Meux Home Corporation, a California nonprofit corporation, for the continued operation and maintenance of the Meux Home Museum, located at 1007 R Street.

EXECUTIVE SUMMARY

The City of Fresno Parks, After School, Recreation and Community Services (PARCS) Department has had a lease for the operation and maintenance of the Meux Home Museum with the Meux Home Corporation for the past 37 years. The PARCS Department is requesting to continue this partnership with the Council's approval of a new five-year lease agreement. The lease agreement has added language recognizing the building's historical resource status, and has been

updated with current insurance and indemnification requirements.

BACKGROUND

The Meux house was occupied for 81 years by the Meux family from 1889 to 1970. The Meux Home was placed on the National Register of Historic Places on January 14, 1975. The Meux Home Corporation was created to operate the Meux Home for historical preservation, and in 1979 entered into an agreement with the City to operate the house as a museum. The Corporation has continuously operated the facility since, and during that time has been responsible for numerous repairs and maintenance projects including: complete exterior painting for the House and Carriage House, new concrete courtyard, plumbing repairs, replaced exterior yard lights, repaired furnace, replaced rear steps, landing and handrails. In 2013, the Meux Home Corporation constructed an approximately 18'x20' addition to the south elevation of the existing Carriage House using private funds. The addition is used as an educational class room for the over thirty (30) elementary schools that tour the Meux Home Museum each year as well as accommodating various fundraising events. The Meux Home Corporation is a nonprofit corporation whose sole purpose is the operation and preservation of the museum. One hundred percent (100%) of the dollars generated through tours, events, gift shop sales, facility rentals, and donations are used for maintenance, repairs, and restoration of the building and grounds. The Corporation has no paid staff, and operates with an all-volunteer Board and docent staff.

Under the terms of the Lease Agreement, the City will:

- Furnish adequate irrigation water for the upkeep and maintenance of any trees, shrubs and grass
- Mow and edge all lawns
- Trim and fertilize the trees and shrubs and replace any trees thereon
- Make interior and exterior structural repairs which are necessary for the health, welfare and safety of the public as determined by the City
- Maintain the handicap lift in good operating condition
- Maintain exterior lighting
- Make all major repairs to furnace and air-conditioner
- Pay City utility costs

The Meux Home Corporation will:

- Keep the Leased Premises in good condition and repair, including all plumbing and heating equipment
- Make all cosmetic and structural repairs, except as listed above
- Pay all electrical, janitorial, and phone/security costs

ENVIRONMENTAL FINDINGS

By definition provided in the California Environmental Quality Act (CEQA) Guidelines Section 15378, this item does not qualify as a "project" and is therefore exempt from CEQA requirements.

LOCAL PREFERENCE

Not implemented because this item does not include a bid or award of a construction or service contract.

FISCAL IMPACT

There is no additional impact to the General Fund as a result of approving this Agreement. General Fund expenditures in FY16 totaled \$16,249, which included \$12,279 for landscape maintenance, \$1,740 for City utility costs and \$2,230 for miscellaneous costs. These costs were built into the FY16 budget.

Attachment: Lease Agreement