File #: 30733, **Version:** 1

Fiscal Note

This lease requires the lessee to pay a monthly rent of $950 less a caretaker credit of $500 per month. The lessee will pay all utilities. The funds will be deposited in the Parks Facility Maintenance Operating Lease Payments account.

Title

Authorizing the execution of a lease between the City of Madison and Kevin Boehm providing for occupancy and maintenance of a City owned house and park maintenance in Cherokee Conservation Park, 6098 N. Sherman Dr.

Body

Since the acquisition of the property and the accompanying house, the City of Madison has arranged for a Parks Division employee caretaker at Cherokee Conservation Park. Effective July 12, 2013, the former caretaker has given notice that he would be moving out and not providing caretaker services for the house and property. Previously, the rent was set at $350 with a $300 deduction of rent for caretaker responsibilities, therefore a net rent of $50. Madison Parks is updating the rent, terms and lease to be more comparable to market conditions and caretaker responsibilities.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Clerk are authorized to execute a lease between the City of Madison (the "Lessor) and Kevin Boehm ("Lessee") subject to the following terms and conditions:

1. The term of the lease (the "Lease Term") shall be five (5) years commencing on August 1, 2013 and ending on August 1, 2018.

2. At the expiration of the lease, if mutually acceptable to Lessor and Lessee the lease can be extended for up to three (3) successive terms of one (1) year

3. The space located at Cherokee Park Conservation Area, 6098 N. Sherman Dr. (the "Leased Premises") shall consist of a one -story house containing approximately 1500 square feet.

4. The rent shall be $ 950.00 per month less a $ 500 per month credit for caretaker services as described in paragraph 6, leaving a net rental payment of $ 450.00. The lessee shall pay all utilities to the leased premises.

5. The Lessee shall be responsible for normal wear repairs, replacement and maintenance to Leased Premises grounds and facilities that are less than One Hundred Dollars ($100.00). All improvements are subject to Park Superintendent approval and are accepted as fixed asset property of the City of Madison.

6. The tenant shall provide caretaker services to include: Cherokee Conservation Area / Park.

· Close park nightly, including asking patrons to leave and closing the gate.
· Protect house, park equipment, park facilities and property from vandalism.
· Mow terrace, around parking lot, house and trail system.
· Provide customer service and educate park patrons regarding park rules and conservation principles

and practices. Enforce park rules and coordinate with Madison Police Department and Madison Park Rangers, as necessary.
·   Monitor park beautification projects focusing on the park entrance and kiosk / parking lot area.
·   Act as Parks Ambassador to the numerous users throughout the year.
·   Assist in monitoring controlled burn areas.
·   Inspect, clean and stock bathrooms daily, year round.
·   Snow plow parking lot and entrance road.
·   Care for the Cherokee House to include acceptable housekeeping inside and out, interior painted, making minor repairs and promptly notifying the City of any major issues with the interior or exterior of the house. Maintain a clean and organized appearance inside and outside the house.
·   Monitor equipment parked outside of the Conservation Maintenance shop for vandalism or theft Assist Conservation section by accepting weekend or after hours deliveries as needed, monitoring \ watering plants being grown in the park for use elsewhere.

7.   Upon expiration or termination of the lease, the Lessee shall remove all personal property from the Leased Premises and the City shall own all improvements, if any, made to the premises by the Tennant.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to execute the lease and all additional documents that may be required to complete this transaction.