AGENDA REQUEST & STAFF REPORT

For Board Business Meeting of February 17, 2016

Please see directions for completing this document on the next page.

DATE: February 2, 2015

FROM: James Lewis Property & Facilities 541-385-1414

TITLE OF AGENDA ITEM:
Consideration of Board signature of Document 2016-103, an extension of the original Lease between Deschutes County and the Redmond Rod and Gun Club.

PUBLIC HEARING ON THIS DATE? No

BACKGROUND AND POLICY IMPLICATIONS:
The Redmond Rod and Gun Club (RRGC) wishes to continue to occupy and utilize County owned property (2555 Highway 26 East, Redmond), under the terms of an original lease granted by the County on February 6, 2006. By letter dated December 29, 2008, the County provided notice to the Club that the subject lease would terminate early on January 1, 2010. The County has since granted six subsequent requests to extend that termination date – the current expiration date is June 30, 2016. Since the last extension, the RRGC has received land use approval for a new location – the land use application was approved and the Club took ownership of the site in November 2015. Since that time, inclement weather has prevented the Club from relocating their equipment and amenities to their new site. As a result, the Club has requested an additional six-month extension under the terms of the original lease until December 31, 2016 (see attached letter from William Layton, RR&GC President).

FISCAL IMPLICATIONS:
None – there is no charge for the lease

RECOMMENDATION & ACTION REQUESTED:
Staff recommends signature of Document 2016-103.

ATTENDANCE: James Lewis

DISTRIBUTION OF DOCUMENTS:
One original to James Lewis for the Lessee.
February 17, 2016

William Layton, President
Redmond Rod & Gun Club
PO Box 14
Redmond, OR 97756

Re: Lease with Deschutes County
2555 Highway 26 East, Redmond, Oregon

On February 6, 2006, Deschutes County granted a 10-year lease of the above-described County property to the Redmond Rod and Gun Club to expire July 1, 2016. By letter dated December 29, 2008, Deschutes County provided notice to the Club that the subject lease would terminate early on January 1, 2010. The County has since granted six subsequent requests to extend that termination date. The current extension expires on June 30, 2016.

We received your letter requesting an additional extension for six months (to December 31, 2016) in order to account for weather related delays in relocating the Club’s equipment and amenities to your new site.

Deschutes County hereby grants an extension within the terms of the original lease to December 31, 2016.

Sincerely,

DESHUTES COUNTY BOARD OF COMMISSIONERS

Alan Unger, Chair

Tammy Baney, Vice-Chair

Anthony DeBone, Commissioner
Mr. Tom Anderson  
Deschutes County Administrator  
1300 NW Wall Street, Suite 200  
Bend, OR 97701  

Re: Redmond Rod & Gun Club  
Request for Extension of Lease Termination

Dear Mr. Anderson,

As you are aware, the lease of the real property on which the Redmond Rod & Gun Club range is located, expires on June 30, 2016. We hereby request an extension of the termination of the lease until December 31, 2016.

Actual Real Estate closing on the Club’s new site did not occur until the day before Thanksgiving, 2015. Formal registration of that action did not take place until the Monday following Thanksgiving with the Holiday period that occurred at that time.

Almost immediately after closing the weather took a turn towards winter and has remained there to this point. With the ground literally frozen solid, we not only cannot start excavation and concrete work on the new site, but cannot remove the items that need to be removed from the old/present site. We have been holding weekly work details on the new site but those are limited to removing infrastructure that is located above ground as well as windfall trees and brush that is not frozen onto or into the ground.

I estimate that it will be at least (60 to 90), sixty to ninety days, before we can actually begin to work on installing the necessary infrastructure on the new site.

I can tell you that should the weather take a turn towards warming sooner than my estimate, we will certainly begin work and make every possible effort to clear the present site as soon as it is physically possible to so.

If this extension is granted, the Club will dismantle all of our facilities, parking areas and shooting areas on the present site and return the property to the County in a mutually agreed upon state.

Thank you for your time and careful consideration of this request.

Respectfully,
Redmond Rod & Gun Club

William Layton, President