



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: June 21, 2022

DATE: June 1, 2022

TO: Board of County Commissioners

FROM: Colleen Wallace Barnum, Park Operations Superintendent,
Community Services Dept., 328-2181, cwallace@washoecounty.gov

THROUGH: Eric Crump, Operations Division Director
Community Services Department, 328-3625, ecrump@washoecounty.gov

SUBJECT: Recommendation to approve a sub-lease agreement with Silver Arrow Bowmen Archery Club, a local non-profit 501-c3 organization, for continued operation of the Regional Archery Facility in Lemmon Valley, retroactive to June 4, 2022 for a term of five years, with an additional five year renewal option; and authorize the Director of the Community Services Department to sign the agreement on behalf of the County. (Commission District 5.)

SUMMARY

Washoe County's existing sublease agreement for operations of Washoe County's Regional Archery Facility with Silver Arrow Bowmen Archery Club, a local non-profit 501-c3 organization, expires in June of 2022. This item is requesting authorization to execute a new sub lease agreement for continued operations. The lease term is five (5) years with an option to renew for an additional five (5) year period upon mutual agreement.

Strategic Objective supported by this item: Fiscal Sustainability – Long Term Sustainability.

PREVIOUS ACTION

May 3, 2022 – The Washoe County Regional Parks and Open Space Commission recommended that the Board of County Commissioners (Board) approve a sub-lease agreement with Silver Arrow Bowman Archery Club, a local non-profit 501-c3 organization, for continued operation of the Regional Archery Facility in Lemmon Valley.

May 12, 2020 – The Board approved Amendment #1 to the Lease Agreement between Washoe County and the Silver Arrow Bowmen, a Nevada non-profit organization, effective June 15, 2020, to allow the Silver Arrow Bowmen Archery Club to directly allocate user fees toward improvements and repairs at the Regional Archery Facility in Lemmon Valley.

April 24, 2012 – The Board approved a lease agreement between Washoe County and Silver Arrow Bowmen Archery Club, a local non-profit 501-c3 organization, for

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operation of the Regional Archery Facility in Lemmon Valley; and if approved authorize the Acting Director of Regional Parks and Open Space to sign the lease agreement.

April 24, 2012 – The Board executed a 20-year Recreation and Public Purposes (R&PP) Act lease with the U.S. Department of Interior, Bureau of Land Management (BLM), for 110-acres in Lemmon Valley for continued use as a Regional Archery Facility; and executed a Lease Agreement (5-year sub-lease) with the Silver Arrow Bowmen Archery Club to operate the facility.

April 10, 2007 – The Board executed a 5-year R&PP Act lease with the BLM for 110-acres in Lemmon Valley for use as a Regional Archery Facility; and executed a Lease Agreement (5-year sub-lease) with the Silver Arrow Bowmen Archery Club to operate the facility.

March 21, 2007 – The Washoe County Open Space and Regional Park Commission (Park Commission) recommended approval of an R&PP lease between Washoe County and the BLM for the Regional Archery Facility.

BACKGROUND

Silver Arrow Bowmen Archery Club, a local 501-c3 non-profit organization, originally leased a 7.5 acre site in Lemmon Valley from BLM for 22 years. Due to the increasing popularity of archery, their facility could no longer contain the number of users interested in participating in this growing sport.

In an effort to establish a permanent range, the club approached Washoe County requesting withdrawal of 110-acres in Lemmon Valley from the BLM through the R&PP Act to establish a public Regional Archery Facility. Concurrently, Washoe County staff pursued the option of adding this activity to the existing Regional Shooting Facility in Palomino Valley, but determined that this would not be a compatible use and would introduce notable safety concerns. Washoe County staff concurred with the archery club's recommendation and identified the Lemmon Valley location as a viable alternative due to its undulating topography and remote location.

The Bureau of Land Management conducted the required Environmental Assessments on the property including a Mineral Potentials Report, Environmental Initial Assessment, Phase I Environmental and a Cultural Site Assessment. The Record of Decision determined that the proposed action would be of no significant impact and an environmental impact statement would not be required for the identified use. Washoe County, through its Community Services Department, has held a Recreation and Public Purposes (R&PP) Act lease for the Regional Archery Facility since 2007. The facility is operated and managed by the Silver Arrow Bowmen Archery Club, a local non-profit organization, under a sub-lease.

FISCAL IMPACT

If approved, this agreement allows for the Silver Arrow Bowmen to continue to operate the Regional Archery Facility, collecting participant fees for club sponsored archery events. Revenue earned from these events averages \$2,000 annually. The collected fees would be put back into the operation and maintenance of the Regional Archery Facility.

The total Regional Parks general fund expenditure to support this function is approximately \$3,076, as follows:

North Maintenance District (140630): Total anticipated annual expense of \$1176 per year.

Under the terms of the agreement, Silver Arrow Bowmen will provide one (1) temporary restroom facility during the sixteen (16) week operating season. Washoe County will provide the temporary restroom facility for general public use the remaining 36-weeks of the year (\$676) and supplies such as trash cans, trash liners, and signs (\$500).

Peavine Ranger District (140305): Weekly Ranger patrol during 16-week season, 4-special event patrols and bi-monthly patrol during the off-season (\$1,900).

RECOMMENDATION

It is recommended that the Board approve a sub-lease agreement with Silver Arrow Bowmen Archery Club, a local non-profit 501-c3 organization, for continued operation of the Regional Archery Facility in Lemmon Valley, retroactive to June 4, 2022 for a term of five years, with an additional five year renewal option; and authorize the Director of the Community Services Department to sign the agreement on behalf of the County.

POSSIBLE MOTION

Should the Board agree with the staff recommendation, a possible motion would be:

“Move to approve a sub-lease agreement with Silver Arrow Bowmen Archery Club, a local non-profit 501-c3 organization, for continued operation of the Regional Archery Facility in Lemmon Valley, retroactive to June 4, 2022 for a term of five years, with an additional five year renewal option; and authorize the Director of the Community Services Department to sign the agreement on behalf of the County.”