Introduced by: City Manager Foley
Date: November 22, 2011
Public Hearing: December 13, 2011
Action: Passed
Vote: 6-0

CITY OF BETHEL, ALASKA

Ordinance #11-23

AN ORDINANCE APPROVING THE LEASE OF CITY PROPERTY TO THE BETHEL SPORTSMAN'S CLUB IN ACCORDANCE TO BMC 4.08.010, ACQUISTION AND DISPOSAL OF LAND

WHEREAS, the City may enter into agreements and lease land pursuant to BMC 04.08.010;

WHEREAS, the Club wishes to lease the Bethel Shooting Range ("shooting range") for the purposes of developing, operating and maintaining a public shooting range and related recreational facilities;

WHEREAS, it is in the best interest of both the City and the Club that these properties continue to be used for the sole purpose of providing a public shooting range and related recreational facilities;

WHEREAS, this Lease will authorize the Club to lease the shooting range as described below for the continuous and sole use as a public shooting range and related recreational facilities;

WHEREAS, the City Council determines that the lease of the Bethel Shooting Range area to the Bethel Sportsman Club is a disposal of an interest in real property to an entity providing a necessary public service through the operation of a shooting range available to the public to enhance shooting skills, firearm safety, subsistence hunting skills, best firearms practices and recreation for the citizens of Bethel and the public in general;

WHEREAS, due to the necessary public purpose being provided by the Bethel Sportsman Club through the operation of the Bethel Shooting Range the City Council finds that it is in the best interest of the public and appropriate for the lease to be less than fair market value and entered into without competitive bidding.

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NOW, THEREFORE BE IT ORDAINED, the City, in consideration of the rents, covenants, and agreements mentioned herein, reserved, and contained on the part of the Club to be paid, kept, and performed, does hereby authorize the Club to develop and maintain the following property subject to the terms and conditions contained and referred to herein for a shooting range complex and related recreational facilities.

1. **Premises**. The City agrees to allow the Club non-exclusive use of that certain areas in the Townsite of Bethel, State of Alaska, Fourth Judicial District, Bethel Recording District commonly known as: the **Bethel Police Shooting Range**, more fully described as:

Beginning at the South East Corner of Tract 42A-1 a set of 5/8" Re-bar and 2" AL-CAP stamped LCG is #12831-2011. Located North 65°23'40" East 839.27 feet from the North-West Corner Memorial Cemetery Subdivision Tract 42B and North 07°45'48" East 504.47 feet from the North-East Corner Tract 42B.

Thence North 89°58'19" West 925.00 feet to a 5/8" Re-bar and Cap set.

Thence North 00°01'41" East 400.00 feet to a 5/8" Re-bar and Cap set.

Thence South 89°58'19" East 534.00 feet to a 5/8" Re-bar and Cap set.

Thence North 16°01'36" West 936.53 feet to a 5/8" Re-bar and Cap set.

Thence South 89°58'19" East 650.00 feet to a 5/8" Re-bar and Cap set located South 00°01'43" East 100.00 feet from a 5/8" Re-bar and 2" AL-CAP Reference Monument set.

Thence South 00°01'41" West 1300.00 feet to the Point of Beginning.

The area of Tract 42A-1 is 19.25 acres as shown on plat by John D. Hayden, LS #12831 entitled "Plat of BGC Rifle Range" a subdivision of a portion of Tract 42A, Plat 2003-12, creating Tract 42A-1 and Tract 42A-2. Located within Section 14, T8N, R72W, Seward Meridian, Bethel Recording District, Alaska.

Access to Parcel 42A-1 is a 60' wide Easement as shown on the above described subdivision plat.

NOW, THEREFORE BE IT FURTHER ORDAINED by the City Council of Bethel, Alaska, that:

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SECTION 1. Classification. This ordinance is of a general nature and shall not become a part of the Bethel Municipal Code.

SECTION 2. Authorization. Pursuant to Bethel municipal Code 04.08.030 B., Disposal to Entity Providing Necessary Public Service, the City Manager is authorized to:

Execute the Lease Agreement between the City of Bethel and the Bethel Sportsman's Club subject to the terms and conditions in the Lease.

A. Term. The term of this lease shall be from November 22, 2011, through and including June 30, 2041 unless terminated earlier in accordance with this Lease. This Lease is revocable at the will of the City or Club upon not less than one hundred twenty (120) days advanced written notice to Club or City. If the lessee wishes to renew the Lease, the lessee shall make written application to the City Clerk for renewal of the Lease at least one hundred and eighty (180) days prior to expiration. The renewal request shall contain all terms proposed for the renewal of the Lease.

B. Use. It is understood and agreed that the premises described shall be utilized by Club solely for the purposes of continued development; construction; maintenance and operation of a public shooting range complex and related recreational facilities.

SECTION 3. Contingencies. City Council's approval of Ordinance 11-22; a Bethel Municipal Code zoning text amendment adding recreational uses, including a shooting range, to the industrial district.

SECTION 4. Effective Date. This ordinance shall become effective immediately upon passage by the City Council.

SECTION 5. Expiration Date. Provided under the terms of Section 2, A.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF BETHEL ALASKA, THIS 13th DAY OF DECEMBER 2011, BY A VOTE OF6 IN FAVOR AND 0 OPPOSED.

Joseph A. Klejka, Mayor

ATTEST:

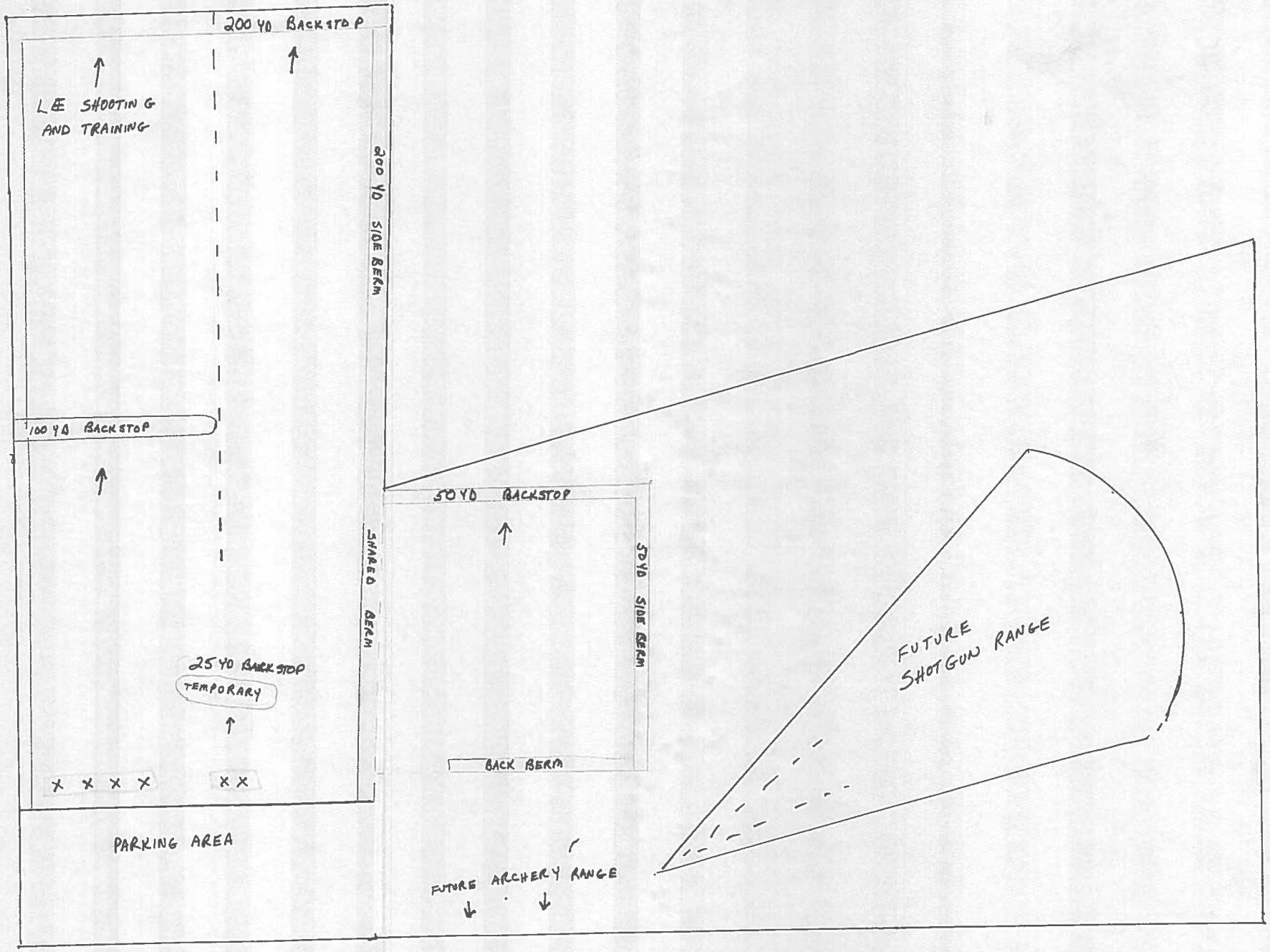
Lori Strickler, City Clerk

City of Bethel, Alaska

Bethel Sportsman club Range construction
Ross Boring Vice President
545-3323 cell
545-3970 work

Priority stage 1: 200 yard backstop approximately 27 feet tall allowing for settling. The side berm will need to be approximately 12 to 15 feet tall running from the 200 yard back stop to the 50 yard back berm which will taper up to the 50 yard range back stop. 2 to 1 slope on backstops and side berms are desired.

Stage 2: 50yard range
Backstop needs to be approximately 27 feet tall to allow settling. Interior diameter 165 feet long by 100 feet wide. Depth 12 to 15 feet deep to match 100yard range depth. Side berm 12 to 15 feet along 165 feet length. Tapering to no less than 12 feet for back berm near shooting line. The floor areas of the 50yard range needs to be smooth and level.


200 YD BACKSTOP
LEE SHOOTING AND TRAINING
200 YD SIDE BERM
100 YD BACKSTOP
SHARED BERM
25 YD BACKSTOP
TEMPORARY
PARKING AREA
50 YD BACKSTOP
50 YD SIDE BERM
BACK BERM
FUTURE SHOTGUN RANGE
FUTURE ARCHERY RANGE

new road
rifle range
shotgun
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state pit
city pit
state sandpit road
cemetery
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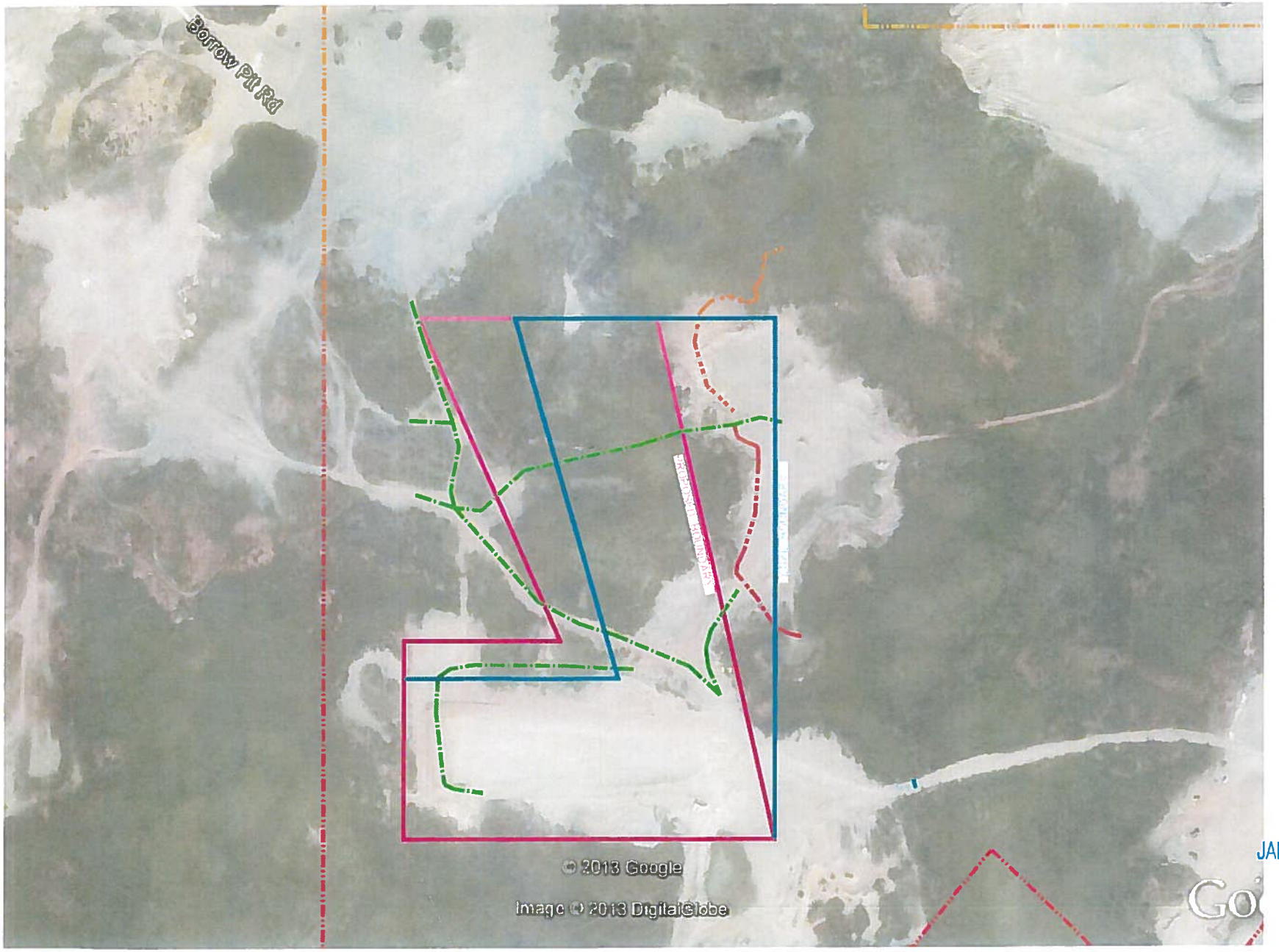

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