

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

503



FROM: Parks Director

SUBMITTAL DATE:

12/6/04

SUBJECT: Approval of Lease Agreement with the City of Blythe for Quechan Park –
District IV

RECOMMENDED MOTION: That your Board:

1. Approve the attached Agreement for the Lease of Quechan Park with the City of Blythe;
2. Authorize the Chairman to execute three copies of the Agreement;
3. Instruct the Clerk of the Board to return three copies of the Agreement to the Park District for further processing; and
4. Authorize the Parks Director to take actions necessary to administer the Agreement.

BACKGROUND: On May 23, 2000 by M.O. 3.23, your Board approved a Memorandum of Understanding with the City of Blythe; a copy of that document is attached as Exhibit A. As part of that action, your Board authorized the Parks Director to negotiate a long-term lease of Quechan Park with the City of Blythe and submit same to your Board for approval.

The Parks Director and staff have been meeting with representatives of the City to negotiate the lease terms. Additionally, staff has been working cooperatively with the City to plan for and otherwise facilitate improvements to Quechan Park.

Paul Frandsen

Paul Frandsen, Parks Director

BL/mg
460-Quechan lease Agreement

FINANCIAL DATA N/A	Current F.Y. Total Cost:	\$	In Current Year Budget:
	Current F.Y. Net County Cost:	\$	Budget Adjustment:
	Annual Net County Cost:	\$	For Fiscal Year:

SOURCE OF FUNDS:	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

H. Sigler

County Executive Office Signature

Dep't Recomm.: Consent Policy
 Per Exec. Ofc.: Consent Policy

COUNTY OF RIVERSIDE
 DEC - 3 11:11
 OFFICE EXECUTIVE

Prev. Agn. Ref.: 3.23, 5/23/2000 | **District:** IV | **Agenda Number:**

**ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD**

3.18

Subject: Approval of Lease Agreement with the City of Blythe for Quechan Park –
District IV

Salient terms of the Agreement are summarized below:

- The term of the lease is 25 years with an option to extend for an additional 25 years.
- The City will make annual lease payments of \$2,000 to the County. Since the intent for this property is to make improvements that generate additional revenue, the Agreement provides for sharing of those revenues among the County and City. In order to offset its operational and maintenance costs, each year the City may retain up to \$40,535 from revenues generated at Quechan Park. All annual revenues in excess of that amount will be shared equally by the County and City.
- The City assumes responsibility for all park operations and maintenance activities. The City agrees to operate and maintain the leased property as a public park.
- Prior to making any physical modifications to the property, the City will submit a Master Plan for Quechan Park. Written approval from the County must be obtained for the Master Plan, and for all capital improvements made to the Park. The City will be responsible for making, or causing to make, such capital improvements.
- Subject to those County approvals, the City is granted authority to issue municipal permits for the premises.
- The Agreement may be terminated for cause by either party subject to the provision of written notices and opportunity to correct failures or breaches.
- The City indemnifies and holds harmless the County from any liability arising from any use of or improvement to the leased premises.
- The City may not assign its interest in the Agreement without written consent from the County.

The Blythe City Council approved the attached Lease Agreement on August 10, 2004. The office of County Counsel has reviewed and approved the Agreement as to legal form.