

**JOURNAL OF COMMISSION WORK SESSIONS**  
**January 22, 2008**

City Commission Work Session

Mayor Dona Stebbins presiding

**CALL TO ORDER:** 5:30 p.m.

**ROLL CALL:** City Commissioners present: Mayor Stebbins, Bill Beecher, Bill Bronson and Mary Jolley. Also present were the City Manager, Assistant City Manager, Directors of Community Development, Library, Park and Recreation, Planning and Public Works, the Assistant Director of Fiscal Services, the Fire Chief, Police Chief, City Attorney and the City Clerk.

**1.     STATE TRUST LAND**

Planning Director Ben Rangel presented a powerpoint slide show and discussed a 90 acre parcel of undeveloped land between Fox Farm Road and the Missouri River. The land is owned by the State and currently managed by the State Board of Land Commissioners and is administered by the Montana Department of Natural Resources and Conservation (DNRC). Representatives met approximately three months ago. DNRC proposed the City annex the parcel and establish zoning; or, market the parcel via a sale or lease to the private sector for development, and include a provision to reserve the waterfront portion for public use. Neighborhood Council 1 would like the City or a state entity to acquire or lease the parcel from DNRC; that the land remain open and accessible for recreational purposes; and, for the City to research the feasibility of becoming involved in the Council's interest. Mr. Rangel discussed options if the City became involved. He concluded that staff's recommendation is, if annexation is pursued by DNRC, the City should negotiate the size, configuration and location of the reserved portion of riverfront land for public use. Mr. Rangel explained that this would reserve a portion of the 90 acres without acquisition or annual lease costs to the public.

**2.     GREAT FALLS DEVELOPMENT AUTHORITY SEMI-ANNUAL REPORT**

President of the Great Falls Development Authority Brett Doney presented a powerpoint slide show and discussed the Great Falls Development Authority's (GFDA) semi-annual report covering the first half of 2007. Mr. Doney discussed Forward Great Falls' vision and leadership strategies, and execution of a comprehensive plan to reach goals. The GFDA's mission is to enhance and stimulate economic growth in Montana's eight-county Golden Triangle region through business retention, expansion and attraction efforts. During this six month period, GFDA's economic activities helped create 204 total jobs within an eight county region. The impact of GFDA's job creation activities translated into earnings that totaled \$4.05 million, a total output of \$20.85 million, capital investment of \$4.54 million, and property taxes of \$138,251.

### **3. GOLF FEES**

Park and Recreation Director Marty Basta presented a powerpoint slide show and discussed the proposed golf course fees for 2008. Mr. Basta explained that from 2002 through 2007 the golf course expenses exceeded the revenues, but stated that it is starting to level off. Mr. Basta went over the revenues, greens fees versus the season passes, and the expenses of each course. He discussed the general fund cash flow support and the net revenue bond coverage. Mr. Basta stated that, after several meetings, the Golf Advisory Board recommended fee changes to season pass holders by adding a user fee of \$1 for 9 holes and \$2 for 18 holes, excluding junior passes, resulting in an estimated \$56,000 increase in revenue. The Board further recommended an increase in greens fees of \$1 for 18 holes at both courses, excluding junior fees, resulting in an estimated \$7,400 increase in revenue.

### **ADJOURN**

There being no further discussion, Mayor Stebbins adjourned the work session of January 22, 2008, at 6:45 p.m.