



**Item:** Set a Public Hearing for Lease of City-Owned Property  
**From:** Ross Bartell, Sanitation Supervisor  
**Initiated By:** Public Works Department  
**Presented By:** Jim Rearden, Public Works Director  
**Action Requested:** Set a Public Hearing

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**Suggested Motion:**

1. Commissioner moves:

“I move that the City Commission set a public hearing to consider the lease of City-Owned property parcels 3016300 & 3015100 located three and one half miles north of the Manchester Exit for January 21, 2014.”

2. Mayor calls for a second, discussion, public comment, and calls for the vote.

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**Staff Recommendation:** Staff recommends that the City Commission set a public hearing to consider the lease of City-Owned property parcels 3016300 & 3015100 located three and one half miles north of the Manchester Exit for January 21, 2014.

**Background:**

Purpose

The City Sanitation Division owns approximately 316.5 acres west and north of Great Falls that was purchased as a potential future landfill site. Until recently, the property was in the Federal CRP Program. That program phased out for governmental properties. In lieu of the CRP Program, the property was offered up for lease for farming purposes. Staff proposes that the lease of the City-Owned property be for five (5) years.

Evaluation and Selection Process

The specifications were advertised one time in the Great Falls Tribune, placed on the City of Great Falls website, and mailed to seventeen prospective bidders. The bids were opened on December 18, 2013. Four bidders responded. A bid tabulation is attached.

Pursuant to a Lease Agreement, the Lessee would be responsible for improvements, repairs, utilities and maintenance.

As required by Title 3, Chapter 4, OCCGF, before final consideration of a lease of City property, the City Commission shall hold a public hearing.

**Fiscal Impact:** The annual lease payment will go into the Sanitation Fund.

**Alternatives:** The City Commission could choose to deny setting a public hearing.

**Attachments:** Bid Tab, Bid List

CITY OF GREAT FALLS  
PO BOX 5021  
GREAT FALLS MT 59403

**CITY-OWNED PROPERTY CASH LEASE**

Project Number  
Bids Taken at Civic Center  
Date: December 18, 2013  
Tabulated By: Debbie Kimball  
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<b>NAME &amp; ADDRESS OF BIDDER</b>	<b>BID SECURITY</b>	<b>AFFIDAVIT OF NON- COLLUSION</b>	<b>BID CASH LEASE PER YEAR</b>	<b>LEASE TERM 5 YEAR TOTAL</b>
<b>Arrow Kay Farms Inc.</b>	<b>Bank Check \$4,312.50</b>	√	<b>\$8,625.00</b>	<b>5 year total \$43,125.00</b>
<b>Somerfeld &amp; Sons Land &amp; Livestock</b>	<b>Bank Check \$580.00</b>	√	<b>\$5,800.00</b>	<b>5 year total \$29,000.00</b>
<b>Ron Laubach</b>	<b>Bank Check \$3,000.00</b>	√	<b>\$6,000.00</b>	<b>5 year total \$30,000.00</b>
<b>Robert E. Stephens Jr.</b>	<b>Bank Check \$450.00</b>	√	<b>\$4,501.00</b>	<b>5 year total \$22,505.00</b>

## **CITY PROPERTY CASH LEASE BID LIST**

- 1. John Bink, Holiday Realty  
750 6<sup>th</sup> St. S.W. Ste 203  
Great Falls, MT 59404**
- 2. Bogden, Richard E II & Terri L  
161 Riverdale Hill Rd  
Cascade, MT 59421**
- 3. Embler, Donald C & Jean M  
PO Box 508  
MT Tabor, NJ 07878**
- 4. Hathaway Family Trust  
PO Box 1606  
Big Timber, MT 59011**
- 5. Hillcrest Colony Inc.  
1124 Wilson Rd  
Power, MT 59468**
- 6. J P E Land & Livestock  
3310 Fern Drive  
Great Falls, MT 59404**

- 7. Jones, Daniel W & Tabitha J  
393 N. Manchester Rd  
Great Falls, MT 59404**
  
- 8. Laubach, Ronald & Debbie  
1199 Wilson Rd  
Power, MT 59468**
  
- 9. Lundby, Janis E  
PO Box 1098  
Great Falls, MT 59403**
  
- 10. Macek Property Management  
104 2<sup>nd</sup> St. S. Ste 100  
Great Falls, MT 59401**
  
- 11. McDunn Family Trust  
2960 Old US Highway 91  
Cascade, MT 59421**
  
- 12. Merja Farms Incorporated  
211 Adams Rd  
Sun River, MT 59483**

- 13. Phillips, Ernest R ETAL  
415 N. Manchester Rd  
Great Falls, MT 59404**
- 14. Somerfeld & Sons Land & Livestock LLC  
550 15<sup>th</sup> LN N.E.  
Power, MT 59468**
- 15. Steel Etc.  
1408 52<sup>nd</sup> St. N.  
Great Falls, MT 59405**
- 16. Stephens, Robert E Jr  
PO Box 274  
Augusta, MT 59410**
- 17. Velenovsky, Connie Marie  
11 Grizzly LN  
Anaconda, MT 59711**