

Minutes Neighborhood Council District 3 (NC3)

Thursday, December 1, 2016 at 7 PM

Music Room at Riverview School

Call to Order: Terry Thompson, Chair, called the meeting to order at 7:00 p.m. Council members present: Terry Thompson, Andrea Dean, and Kathleen (Kathy) Gessaman; a quorum was present.

Unfinished Business:

• **Minutes from October Meeting:** Terry T. moved to accept the minutes of the October 6, 2016 NC3 meeting as corrected; Andrea D. seconded. The motion carried unanimously.

• **Committee Reports:** Kathy G. summarized the last three City Commission meetings mentioning some items that affected NC3 residents: Oct. 18th - the Commission repealed the joint City-County Resolution for site addressing and road naming; Nov. 1st - the Commission increased the penalties for using electronic communication devices while operating a vehicle or a bicycle; Nov. 15th - the Commission adopted a new Park and Recreation Master Plan.

Terry T. asked if there had been any communication with residents of NC3; no one reported receiving any.

Terry reported on the 10-25-16 Great Falls Citizens Council (Council of Councils) meeting: One agenda topic was the Holman Building. Terry read a 10-27-16 synopsis by Craig Raymond, Director of Planning and Community Development of actions taken by his department and the City Attorney's office concerning progress made regarding the Holman Building's "blight and public safety" problems. Mr. Holman completed the work he and the City agreed he should do to remedy the problems. The City inspected the work performed on the building and on 9-28-16 the building passed a final inspection. Planning and Community Development sent a letter of completion to Mr. Holman on 10-27-16 accepting the work as complete and closed the pending code enforcement case. Terry summarized the rest of the Council of Councils' meeting using minutes provided by Patty Cadwell, Neighborhood Council Coordinator. The minutes can be found on the City website.

Terry asked Neil Fortier, Director of Real Estate Development at NeighborWorks Great Falls (NWGF), for a report on how the NWGF Self Help program in the Thaniel Addition was progressing. Neil reported Build #1 (a group of 10 families building 10 houses) is scheduled to have a final inspection next Tuesday, Dec. 6th. Neil said the homebuilders will close on their homes on Dec. 8th and there will be an open house from 11 to 1 p.m. at 53 40th Ave NE on Dec. 8th. Neil said more families have qualified for the NWGF Self Help program and the program is still going strong.

• **Calumet Refining Update:** Hadley Bedbury said this would be his last NC3 meeting; Hadley has been transferred to Houston. The Council wished him well. Hadley said Calumet recently instituted three \$500 grants for STEM (Science, Technology, Engineering, and Mathematics) school projects. The grants are open to schools or student groups to encourage leadership development and creative, sustainable, on-going STEM related projects. Ron Gessaman asked if Calumet was providing mentors to the students; Hadley said not presently. Kathy G. asked about the tax abatement for Calumet on the Dec. 6th City Commission meeting agenda. Hadley said he hadn't seen the agenda report, but Calumet was looking for tax reductions on the new pollution control additions to the refinery. Terry T. read the staff recommendation section of the agenda report, which recommended denial of the abatement

application; other sections of the report detail why staff recommended denying the tax benefit for Calumet. The full report is on the City website: www.greatfallsmt.net

New Business:

Mr. Knudson, speaking for the owners of the unsold lots in the West Ridge Addition discussed proposed changes to the West Ridge Addition, Phases VII through XI. Two changes are proposed – rezone Phases VII to XI from R-3 to PUD and replat 12 lots in Phases VII to create 16 lots. The 38 lots in Phase VII were annexed to the City a couple years ago when the master plan zoning was adopted for Phases VII - XI. According to Mr. Knudson, the rezoning is for future flexibility and the replatting is so townhouses can be built instead of single-family houses west of 2nd St NE. The Council asked if there would be increased traffic due to having 16 homes instead of 12. Mr. Knudson said no; he discussed this issue with Planning and Development and townhouses have fewer people (usually 1.5 to 2 people) and owners are less likely to have school-age children living in them. Mr. Knudson said all the streets would remain as platted since they presently line up with streets to the east of the project. When asked, Neil F. said he thought the project was a good idea and the townhouses were in the right (about \$200,000) price range. Dan O’Leary with Signature Homes, the principal builder in West Ridge Addition, showed drawings of the proposed townhouses. The townhouse association would take care of house and yard maintenance and snow removal. **Andrea D. moved to support the West Ridge Addition, Phase VII–XI zoning change from R3 to PUD and the replat of Phase VII on the west side of 2nd St NE and along 41st Ave. Kathy G. seconded. The motion passed 3-0.**

Petitions and Communications: Barbara Gray (929 Ave B) asked who they could contact about getting more light for pedestrians in the curve on Smelter Ave going toward Ave B in Valley View just past the intersection of 6th St NW and Smelter Ave. Patty C. recommended they contact Judy Burg, the City’s lighting expert (455-8477).

Ron Gessaman (1006 36th Ave NE) had a complaint about the refinery flare making a lot of noise near the end of October. Hadley said the refinery temporarily shutdown then but Calumet didn’t get any complaints. The Council asked whom should neighbors call if they have concerns; Hadley said call 761-4100 and someone from Calumet will answer.

Ron G. said he appreciated Assistant City Attorney Cik’s presentation at the recent Council of Councils meeting. Ron said he filed a public nuisance complaint about the building (along the railroad tracks south of the Holman building) - that burned Friday, July 1st - when he saw children playing in the dangerous ruins. The City followed up on the complaint and said they got a commitment from Burlington Northern to tear the wreckage down by the end of the year. Ron said he also filed a nuisance complaint about Calumet employees jaywalking across 10th St NE from the refinery to/from the parking lot on the east side of the street. Ron said it was very difficult for motorists to see people crossing the road in the dark; there has been no response from the City yet. Mr. Gray (929 Ave B) said he worked on the rebuilding of the Smelter Ave and 10th Street NE intersection several years ago when the crosswalk from the refinery to the parking lot was removed. Mr. Gray said the State Highway Department asked the refinery to put in an overhead walkway for safety, but Calumet refused - so a crosswalk was installed at the intersection.

Andrea D. moved to adjourn at 8:25 p.m.; Kathy G. seconded. The motion passed unanimously.

Respectfully submitted by Kathleen Gessaman