

**Minutes Neighborhood Council
District 3 (NC3)
Thursday, December 6, 2012
Riverview Music Room
7:00 p.m.**

Call to Order: Lori Fay, Chair Pro-tem, called the meeting to order at 7:03 p.m. John Sturgeon was absent. A quorum of Council members was present.

Attendees: Council members: Lori Fay, Kathleen Gessaman, Ron Gessaman, and Johnathan Kenneway. Patty Cadwell, Neighborhood and Youth Council Coordinator. Only three members of the public were in attendance.

Minutes: Johnathan K. moved to accept the November 1, 2012 Neighborhood Council Three minutes; Ron G. seconded. Lori F. asked for public comment; there was none. **The motion passed unanimously.**

Unfinished Business: Lori F. said the Westgate Mall rezoning issue was back on the agenda. **Ron G. moved to send a recommendation to the City Commission that they not approve the I-2 (Heavy Industrial) rezoning of Westgate Mall from its current C-2 (General Commercial); Kathleen G. seconded.** Lori F. called for discussion: Ron G. said he is opposed to the designation of I-2 because the refinery has no stated plans for why they need the I-2 designation. Ron expressed disappointment that the Planning & Zoning Board didn't "grill" the refinery on their plans to develop the Westgate Mall property; the board only commented that the refinery shouldn't have to build a sidewalk (per City Land Development Code) on the north side of 17th Ave NE (this was the only requirement out of 11 Conditions of Approval in the Calumet Montana Refining & General Distributing Co. Rezoning /Amended Plat application presented in the 11-2012 staff report for the Nov. 13, 2012 Planning & Zoning Board meeting that the Refinery was opposed to).

Jason Lehmann (2800 4th Ave S) said he came to this meeting to specifically address this issue. Jason said he read the application from the refinery and he thought more information was needed from the refinery outlining their water run off and storm drain plans, fire safety, etc. Patty C. said the refinery needed the I-2 zoning for storage. Kathleen G. said the refinery said they had no plans to expand; however, a new heater stack was installed last week next to the old stack and it was significantly larger. Ron said he receive a call around 8 p.m. one evening from someone shopping at Walmart who said a large tube was lying on the ground outside the refinery. Ron said a maxim in the industry is that, "dilution is the solution to pollution," and this new heater stack probably indicates the refinery is planning to expand or must further dilute its off gases. Lori was concerned about more accidents at the refinery like the one involving the woman operator; she died from breathing hydrogen sulfide.

Kathleen said she and Ron had received copy of an email suggesting the refinery receive local, State, and Federal aid to relocate north of Great Falls where they have room to expand without danger of polluting the Missouri River from a spill or affecting nearby residents and businesses. Jason thought the City should get a professional evaluation for the location of the refinery and its impact on local business and residential and public health and safety.

Jason suggested that the DEQ (Department of Environmental Quality) should be involved earlier with this decision and the public should go on record at the City Commission meeting so the DEQ has public input on the issue. Ron said he didn't get a good response from the Planning & Zoning Board or from the City

Planning & Zoning Department as to why an I-1 designation couldn't be used for the storage plans the refinery has stated to date. Ron noted the word floating in the industry for the past several years was that MRC wanted to increase processing thruput from 10, 000 BPD to 25,000 BPD - such a thruput increase is a very large expansion for this small an area. Johnathan asked just what the problem was with the I-2 designation; Ron said it is more a case of opposition to the lack of information from the refinery about its future plans. Jason called that a lack of transparency. Ron noted ADF was very forthcoming in answering neighborhood concerns about its planned facility north of Great Falls.

Lori F. called for a vote. The motion passed with 3-For and 1-Abstain.

Committee Reports: Johnathan K. spoke about the Police Advisory Board meeting he attended on Nov. 23rd. Johnathan said the police chief reported that police cars would get new decals and that all new police cars will have exterior roof light bars installed on them for safety reasons; however, the older cars can't be retrofitted. Johnathan reported on the last three City Commission meetings; minutes of City meetings can be found at <http://www.greatfallsmt.net/meetings>. Jonathan noted the Commission at the Nov. 7th meeting remanded the I-2 rezoning action on the east Agri-Tech Park back to the Planning and Zoning Board for a recommended change to a PUD (planned unit development) designation; the Board will take up the issue at their Dec. 11, 2012 meeting. Johnathan said the Commission at the Dec 4th meeting changed their approval of the annexation and rezoning for the ASI (Accessible Space Inc) 38-unit affordable senior rental housing development (just north of the GF Medical Clinic NW) to an approval for intent to rezone - if the ASI project doesn't get its tax credit the property won't be annexed or rezoned.

Johnathan reported that the Planning and Zoning Board sent a recommendation to the City Commission to approve the zoning change on the Westgate Mall property from Commercial to I-2, Heavy Industrial; the motion passed 7-0. Johnathan noted there were members of the public who spoke in opposition to the I-2 designation including Ron G. and Kathleen G.; there were other speakers in favor of the rezoning.

Patty C. said she had received some comments about the development of Skyline Park. Patty said Melissa D., who spoke at the Sept. 9th NC3 meeting, would like one of the upcoming NC3 meetings to focus on Skyline Park so the neighbors can get their concerns about the parking lot on record. Patty reported Melissa attended a Park Board meeting where Marty Basta, Director of Parks & Recreation, said that the plans for Skyline Park were not a "done deal." Patty said Sue Steichen, Chair of the Skyline Park Committee, might be able to attend the February or March NC3 meeting. The NC3 Board asked Patty to put the Skyline Park development proposal by the Skyline Park Committee on the agenda for the March NC3 meeting. Patty said the biggest block to future development at Skyline Park was the requirement by the Park & Recreation Board to first replace the irrigation system at the Park; it will cost at least \$100,000 to replace the old system. Kathleen G. said the neighborhood would need business support or a wealthy donor to raise that kind of money and suggested someone could talk to businesses like ADF in the future to see if they might support this project. The Board discussed the proposed development plan and the consensus was that presently the neighborhood was very happy with the new playground equipment and future improvements would be wonderful but funding will be an issue.

New Business: Board Election of Officers - Lori F. moved that everyone stay in his or her same Board positions for next year; Johnathan K. quickly seconded [he didn't want to be Secretary]. Lori asked for discussion. Ron G. recommended the Board think about changing the NC3 Bylaws to specify that Board election of officers be held in January so there is no confusion in non-election years. **The motion passed 4-0.**

Petitions and Communications: Larry Otis asked about the Community Policing Officer listed on the agenda for January. Patty C. said Officer Smail is the Community Police officer for NC3; he will attend the January 3rd meeting to review neighborhood crime, etc. Ron G. asked that Bylaw review be placed on the agenda too. The council secretary started a list of possible bylaw changes mentioned at this and previous meetings.

Ron G. moved to adjourn, Johnathan K. seconded, the motion passed. The meeting adjourned at 8:10 p.m. The next meeting is scheduled for January 3, 2013 at 7 p.m. at Riverview School.

Respectfully submitted, Kathleen Gessaman, NC3 Secretary.

The NC3 Board would like to thank Riverview School for providing a meeting spot for NC3 at the school.