

**Minutes Neighborhood Council
District 3 (NC3) Special Meeting
Thursday, December 5, 2012
Riverview Music Room
7:00 p.m.**

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

Attendees: Council members: Lori Fay, Kathleen Gessaman, and Ron Gessaman. ADF representatives: Talia Paschini and Spencer Woith (Woith Engineering). Only a few members of the public and one member of the media were present.

Minutes: Ron G. moved to delay approving the November 1, 2012 Neighborhood Council Three minutes until the regular scheduled December meeting on December 6th; Kathleen G. seconded. Lori F. asked for public comment; there was none. **The motion passed unanimously.**

New Business: Lori F. introduced Talia Paschini, project manager for ADF's proposed manufacturing facility north of Great Falls and east of Eagle's Crossing. Talia did not have a formal presentation but spent a few minutes talking about the general ADF's plan while we waited for Spencer Woith, Woith Engineering, to arrive. Talia said ADF is purchasing 100 acres next to Malteurop USA and the Great Bear Innovation Park (a.k.a. north Agri-Tech Park). She said ADF hopes to begin construction mid-March 2013 and is planning to employ about 200 hard-working Montanans initially when the facility opens in the fall of 2013. ADF is looking to expand their market into the western USA and Canada - Great Falls is a good location to service that expansion. Talia said a Great Falls ADF facility would be able to bid on USA government contracts as well – companies with foreign manufacturing facilities are not allowed to make such bids. Talia said ADF is trying to team with GFC-MSU (COT) to train the necessary workers. Talia noted ADF requires welders to have both CWS (Canadian Welders Bureau) and AWS (American Welders Society) certification so projects can meet USA, Canadian, and International specifications.

Talia asked her audience if they had any questions. Ron G. asked why ADF didn't locate in the nearby "shovel ready" industrial park. Talia and later Spencer Woith said the parcel they chose was more level and required less dirt work than a Great Bear parcel. The Agri-Tech Park was rejected because it was even more uneven and was difficult to get to and make shipments from - shipments to and from the proposed site don't need to go through traffic, traffic signals, winding streets, etc. to travel to and from destinations north of Great Falls. Jerry Taylor asked about shipping via the railroad. Talia said ADF is working with Malteurop on getting an extension of their rail spur, but rail access may or may not be available. Ron asked where their steel supply would be coming from; Talia said ADF uses mostly steel from the USA or Germany and only rarely steel from China and then only if the customer specifies it. Jerry asked if ADF will obtain a TIF and who will pay for the sewer and water lines extensions since the ADF facility is located outside of the City limits. Talia said the Malt plant is required to extend the sewer to the ADF property and there is a 16-inch water line adjacent to their property with a nearby T where they can connect an 8-inch line. Talia said ADF is in negotiations with both N.W.E. and Energy West for natural gas. In response to a question about employees, Talia said ADF has no plans to bring in outsiders and hopes to employ local people and to work with local businesses on construction of the facility. ADF will be the general contractor for their facility.

In response to site specific questions, Spencer rolled out a site plan for the proposed facilities' Phases 1, 2, and 3; he said they hoped to break ground in March 2013 and finish construction in time to start operations

in Fall 2013. Hard surfacing on the site will be restricted to reduce storm water drainage; however, 87 acres of the site will be graveled to provide an all weather work surface. Spencer said they are working with Kyle at the COT on a training program for interested workers. Donna Kramer asked about wages; Talia said ADF pays beginning wages in the \$16-20 an hour range for welders. Talia said ADF runs a non-union shop as that permits them to keep employees at slow times by shifting them to other facility activities. The welders and fitters likely will be classified into three levels of experience. There will be other jobs besides welders and fitters. Ron asked if ADF will be using state-of-the-art equipment like laser cutters; Spencer said yes, and Talia said they have already ordered a new drill line. Jerry asked about grease traps, and Ron asked if ADF uses acid to treat the steel before painting. Talia said they use a sanding grater (sand blaster?) and not acid to clean the steel and they don't do galvanizing. She said initially they will only need the sewer for domestic use and will install grease traps if the City requires them. ADF is working with the Public Works Dept. to address any utility issues.

Ron asked about the impact ADF will have on traffic on Highway 87 at the ADF turnoff and the Hwy 87 intersection with Bootlegger Road; he noted that the proposed coal plant east of town had quite an extensive plan for transporting 300 people per shift to the Salem site during construction. Ron also asked how the planned truck route to Canada via Highway 223 from Fort Benton to Chester and then to Canada would affect the road and other travelers. Spencer said details are still at a very preliminary stage, but ADF is discussing Hwy 87 traffic issues with the City and the Montana Department of Transportation (MDOT). Talia said ADF has permission to ship on Hwy 223 at night and a permit is needed for each oversized shipment. Spencer mentioned that Texas-based Bay Ltd., a competitor, is presently hauling equipment from their facility in Billings to Canada via Hwy 223 without encountering any problems. The group present thanked Talia and Spencer for their candor and willingness to talk to NC3.

Ron G. moved to forward ADF's annexation and rezoning request to the City Planning and Zoning Board with a recommendation to approve it; Kathleen G. seconded. Lori asked for public comments and there were none. **The motion passed unanimously.**

Petitions and Communications: Ron G. said the Planning Board meeting to discuss ADF is scheduled for December 11, 2012 at 3 PM. There were no more public comments

Ron G. moved to adjourn, Kathleen G. seconded, the motion passed. The meeting adjourned at 8:10 p.m. The next meeting is scheduled for December 6, 2012 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.