

Minutes Neighborhood Council District 3 (NC3)
Thursday, February 6, 2014
Music Room, Riverview School
7:00 PM

Call to Order: Cyndi Baker, Vice Chair called the meeting to order. Kathleen Gessaman was unable to attend. Those present were: Council members Richard Calsetta, Steve Malicott and Terry Thompson (a quorum was present); City representative Patty Cadwell, Neighborhood and Youth Council Coordinator; Craig Raymond, Lee Nellis, Gregg Benson and Andrew Finch of the City of Great Falls; Officer Brian Smail of the Great Falls Police Department; Dan Rooney, General Manager of ADF; Dexter Busby of Calumet Montana Refinery; Tim Murphy and Kirk Timmer representing Stone Meadows Addition; and three members of the public.

Old/Unfinished Business:

- **Minutes** - The minutes from the January 2, 2014 meeting were approved as presented. The NC3 minutes are posted at: <http://www.greatfallsmt.net/neighborhoodcouncils>
- **Committee Reports** – Richard Calsetta reported the following:
 - He attended the second City Commission meeting in January. He introduced himself and who the other members of NC3 are, the council’s goals and increasing communication with neighbors.
 - He and Terry Thompson attended the Planning Advisory Board/Zoning Commission Special Work Session on January 29th. That session included a presentation by Lee Nellis on the Foundations and Land Use Regulation. There was a general discussion of how to organize work on the land development code and a request for volunteers to participate in the four work groups: Residential In-Fill led by Lee Nellis; Commercial Corridors led by Gregg Benson; Medical District led by Galen Amy; Industrial Land Supply led by Andrew Finch. Rich is participating in the Medical District work group and Terry is participating in the Residential In-Fill work group. Anyone volunteering should contact the Planning Department. (The Special Work Session Agenda and Medical District Committee meetings outline are attached to these minutes.)

New Business:

- **Community Policing** – Volunteer Director, Samantha Huffman was unable to attend the meeting. Over the next several months a GFPD volunteer will be assigned to NC3. The volunteers are already vested in the program in at least one capacity whether that is the volunteer patrol or assisting detectives. Volunteers live in their assigned neighborhoods (or near proximity). They will be in attendance of all NC3 meetings to act as a more constant channel of communication between councils and the GFPD. Their main focus is to bring questions, comments, and concerns back to the GFPD so that action may be taken before or at the next

meeting. For more information or to get involved with the Volunteer Program, email/call Samantha Huffman at 406-455-8408 or shuffman@greatfallmt.net

Officer Brian Smail provided the following report on crimes in NC3 compared to the same time last year:

	Jan 2014	Jan 2013	May 2013
○ Abandoned Vehicles	19	19	17
○ Assaults	2	7	10
○ Burglary	11	8	6
○ DUI	8	3	3
○ Homicide	0	0	0
○ Injury Crashes	10	15	8
○ Narcotics	6	10	14
○ Robbery	0	0	0
○ Traffic Stops	150	210	306
○ Suspicious Activity	42	60	47
○ Vandalism	21	21	26
○ Warrant Arrests	12	17	35

Cyndi asked if the DUI's were related to a particular bar in the neighborhood. The response was no. Steve asked what we could do to improve the problems. Officer Smail responded that most issues are related to belongings being left in vehicles; stereo faceplates not being removed and stickers that identify what's in the vehicle. It was asked whether NC3 had a neighborhood watch program. No one knew or believed it wasn't active. Patty Cadwell stated that NC5 is active with getting them started. Steve said he would contact Carol Bronson. Rich brought up the issue of dogs being left outside in the cold weather. He researched what could be done and found there is no law or ordinance and as long as the dogs are provided food and water nothing would happen to the owner. Officer Smail suggested calling the animal shelter for concerns. RV's on the streets are still an issue. The Volunteers have taken over abandon vehicles. A citation can be issued if vehicles don't move after five days but it can take a month to get vehicles removed.

- **Planning/Community Development Update** – Lee Nellis, Craig Raymond, Gregg Benson and Andrew Finch provided the following information:
 - Development – The Multi-Family projects were identified as Great Falls Apartments 216 units, Accessible Space 38 unit senior apartment complex, Skyline Heights Apartments 24 units; and proposals for 30 or more units in four-plexes and duplexes.
 - Commercial – Buffalo Wild Wings ***Motion: to move this topic from Other Business as to discuss with Lee Nellis's update. Motion seconded and passed.*** The DRB made some suggestions on landscaping and architecture of the building related to the height of the entry-way. The process will be completed at the next commission meeting. There will be 40+ employees. Traffic safety was addressed. A member of the public expressed concern about the Tribune article including a discussion of beer and the restaurant being near CMR. Council members responded that the intent was probably taken out of

context. Buffalo Wild Wings is a sports bar selling beer and yet probably expect students during lunch from the high school. They aren't advertising the sale of beer to minors.

Motion: To welcome and support the Buffalo Wild Wings coming to the neighborhood.

Motion seconded and passed. Steve volunteered to write the letter and provide to the council members for review before sending. The old Corral West location has an inquiry by a potential investor. A sketch has been presented for a large retail "box" store at the East Great Falls Retail Center. The city has not been told what store it will be. Several proposals for redevelopment along Tenth Avenue South. The Hilton Garden may be expanding. Construction continues at the ADF plant.

- Downtown Great Falls - continues to have redevelopment. The City is spending about a half million dollars of Community Transportation Enhancement program funds on additional downtown streetscaping this summer. The City completed a downtown access, circulation and streetscape study. A long range transportation plan update is nearing completion and should be adopted in 2014.
 - Flood Insurance – Great Falls' Land Development Code was updated to reflect the changing floodplain management rules of both the Federal Emergency Management Agency (FEMA) and the Montana DNRC in March 2013.
 - Historic Preservation – A study is being launched in a neighborhood with a high percentage of craftsman era homes, east of the Central Business Historic District, for a potential historic district.
 - Sign Deadline – Current sign code was adopted in 2002, signs must be brought into compliance by December 31, 2015.
 - Code Revisions - The PCD staff and PAB will begin a process of reviewing and revising the land development code.
 - Long Range Transportation Plan – the last of the public meetings was held on January 23.
 - Housing Summit – the City is partnering with the real estate community and local employers to host a workforce housing summit later this year.
 - The complete report from PCD is attached to these minutes.
- **ADF Update** – Dan Rooney, General Manager. He provided a background history of himself and why ADF came to Great Falls. The following information was provided on the project:
 - Broker ground 15 months ago on 100 acres. Twenty acres is buildings, 10 acres is a detention pond and the rest is oil field modules to be built. Moved into temporary offices at the site, hired 70 full-time employees to build the buildings and make their own components. There are several upcoming projects such as a bridge project for Vancouver, B.C. They will be constructing another building on site for painting and sandblasting. Another 40 employees to be hired for this. March 6 is the occupancy deadline but they expect to be finished early. The fabrication plant will employ 150 – 200 employees and be staffed for two shifts. They have a bid in for a Canada project. If they are awarded the contract another 250 employees would be hired. Of those, 200 would be union electricians and electricians. The contract will be awarded in June.

- Open house will be scheduled for the spring
 - Request for public support – there is a current transportation issue related to the speed of vehicles on the highway at the Great Bear Avenue turn off. Any communication to the Department of Transportation to assist with traffic safety would be appreciated by ADF.
 - TIF – currently completing the application but hasn't been submitted yet. Craig Raymond clarified the funds availability at this time is low. ADF's impact is unknown and there are others to be impacted such as the Malt plant. History is needed for the bond council to make a decision.
 - A member of the public asked if ADF was releasing the sewer into the main and if it was sanitary sewer or industrial. All sanitary per Dan Rooney.
- **Stone Meadows Addition** – Tim Murphy and Kirk Timmer provided the following information on the lot size and zoning change request:
 - Tim Murphy, Developer explained the housing project on 9th Street NE, with the development to be complete with street lights. They have requested a change due to financing issues with condos. There will be some duplex units added and approximately another 20 acres for additional housing in the future.
 - Kirk Timmer of Silverstone Enterprises is the builder of the homes. Expressed his desire to get the project right. This is a planned development with landscaping and fences. There will be 6 – 8 townhomes that are very appealing to the eye. Square footage will be between 1,400 – 1,800 feet. Single level but some may have basements depending on elevations. Prices will range from \$240,000 - \$280,000.
 - It was asked if any park land was considered for the project. There was not for this project. There was a brief discussion about developers providing money in exchange for building parks themselves.
 - A discussion took place about the lack of entrances and exits on 36th and how much traffic uses the roadway. Additional concerns were brought up about 12th Street not being finished but vehicles are driving over fields making their own roads. Rich Calsetta indicated a final study was to be provided but never was. Craig Raymond wasn't familiar with the study. Andrew Finch stated public works should address City trying to put together a funding package. 12th and 36th should be completed at the same time due to elevation levels. There is a master plan for the area. Lessons have been learned about allowing developers to dictate roads. Developers don't have money to develop roads first before starting housing developments.
 - Tim Murphy stated there will be two exits out of his housing project.
 - It was clarified that the sewers will connect to the City. Some may be handicap accessible depending on demand. The designs presented were drafts only and may change.
 - There was a statement by a member of the public that streets in the new developments are too narrow. Andrew Finch and Tim Murphy clarified that they are 60 feet wide which meets City requirements. The Planning board meeting is February 11th.

- Andrew Finch advised the council to look at plans in advance and provide feedback to the planning department.
- Further concerns for development are drainage issues and traffic. Andrew Finch explained future transportation changes in working with developers to improve traffic flows in NC3

Motion: Recommend NC3 support request to planning department for lot size and zoning change for development of Stone Meadows with attention to traffic, drainage and street size. Motion seconded and passed.

Other Business:

- **Communications with Council area residents – discussion:** Tabled until next meeting
- **Agenda Setting for March meeting**
 - Communicating with neighbors
 - Voyager Apartments (new business)
- Discussion by council members about time to cover all agenda items at future meetings.

Petitions and Communications:

- Dexter Busby stated Calumet is having an open house on February 18 from 5:00 – 8:00 p.m. at North Middle School. They will provide information on the expansion project, safety and manpower. The public is invited.
- Neighborhood Concerns – none stated

Next meeting scheduled for March 6th at 7:00 p.m., Riverview School

Meeting adjourned at 9:03 p.m.

Respectfully submitted by: Terry Thompson, NC3 Member