

Minutes Neighborhood Council District 3 (NC3)

Thursday, February 4, 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: Cyndi Baker, Jana Cooper, Andrea Dean, and Kathleen (Kathy) Gessaman.

Unfinished Business:

• **Bylaws:** Kathleen G. moved to accept the following underlined changes to the Secretary's position in the NC3 Bylaws that were approved by Sara Sexe, City Attorney, via email:

"Secretary: The Secretary shall maintain all written records as required by the Bylaws and produce all written communication as directed by the Council membership. At the option of the Secretary, the production of the meeting minutes may be rotated monthly among all the Council members; the Secretary shall remain responsible for ensuring the minutes are filed with the Neighborhood Council Liaison/Coordinator. If no Council member agrees to be Secretary, the position shall be rotated monthly among all of the Council members with all members jointly sharing responsibility for filing the minutes."

Jana C. seconded the motion. The motion passed 5-0. The approved Bylaws will be dated 2-4-2016.

• **Minutes:** Jana C. moved to accept the minutes of the January 7, 2016 NC3 meeting; Cyndi B. seconded. The motion carried unanimously.

• **Committee Reports:** Terry T. reported on the 1-26-16 Council of Councils meeting; there were reports on the Holman Building petition, the status of the Rocky Mountain Building downtown, and the work volunteers do for the Police Dept by the Police Dept. volunteer coordinator. Commissioner Fred Burow also mentioned Mayor Bob Kelly would like each Neighborhood Council to attend a scheduled Commission Work Session for 10-15 minutes to update the commissioners on neighborhood concerns – Patty Cadwell will schedule. Kathy G. reviewed some of the 2-2-16 City Commission agenda items of interest to NC3: the approval of an amended plat and conditional use permit for a new townhouse at 114 2nd St NW; Calumet's withdrawal of its appeal of it's effluent discharge permit and dismissal of the stay; and staff at the City-run Animal Shelter and the Maclean Animal Adoption Center opening a dialogue with a hopes of collaborating in the future. Jana C. reported the 1-12-16 Planning Advisory board/Zoning Commission meeting was cancelled and at the 1-26-16 Planning/Zoning meeting, Andrew Finch, Senior Transportation Planner, discussed the transportation improvement report. Cyndi B. said the next Police Advisory meeting would be on 3-17-16. Cyndi also reported on the 2-4-16 School Board meeting and noted the GFPS District does not plan to take any parkland for school use but plans to use some of the grass area north of GFHS for the expansion of high school parking.

• **Calumet Refining Update:** Hadley Bedbury said Calumet is closer to final startup and introduced Jack, Calumet's safety manager, who is coordinating with the Fire Rescue group and others about the startup. Jack said the blue flame out of the taller flare stack is hydrogen burning and is a normal part of the startup. The new Crude unit started up about six days ago and is ramping up. The Hydrocracker is undergoing a final test on the flare relief system, which may involve a flare and 100-130 decibels noise for about three minutes. Calumet is keeping Fire Chief Hester and the GF Fire Dept. informed about the refinery startup schedule. Kathy G. asked if the new taller flare stack will be used just for emergencies; Hadley said it is a secondary flare and will be used during startup or shutdown while the smaller stack will used for routine operation.

New Business:

Brownstone Apartments: Jana Cooper recused herself from the Council and represented TD&H for the proposed Brownstone project to be located on about ten acres south of the roundabout on Smelter Ave, north of the new Voyager Apartments, and west of the State Highway complex. Jana introduced Jim McLeod a partner with the Farran Group; the Talus Apartments is one of their developments. Jim said his group wants to build

216 apartment units on the property. The development will have nine three-story buildings with mostly studio, 1-bedroom, or 2-bedroom apartments for young professionals and 24 3-bedroom units for families. The main entrance for the development will be off Division Road. Jim said the development will be zoned R-6 and noted all the property south of the project is zoned R-6 and the property to the north across Smelter Ave is zoned R-5. Answers to some of the Council questions: Jim is a Butte native and a Griz fan; the Farran Group is based in Missoula; they will check into a crosswalk from the apartments to Riverview School at 18th Ave NW; Galen at City Planning also asked about solar collectors on the carport rooftops; the price of the apartments depends on location and square footage and will start at \$700/month; the drawings show 373 parking places (324 spaces are required); 12 to 14 month build out; presently the Farran Group doesn't plan to convert any of units to condos; the current building regulations make most new buildings very efficient; the lighting will be efficient and night sky friendly; Jana is working on the landscaping; they'll consider community gardens in the retention pond area; etc. **Cyndi B. moved to approve the proposed Brownstone Apartment development and Kathy G. seconded. The motion carried 4-0 (Jana C. abstained).**

Park Master Plan Planning: A recused Jana C. said PROS hired TD&H as consultants for the Great Falls Park Master Plan update; the previous Master Plan was produced in 1995. Jana asked the NC3 group for feedback on three questions: 1) Park Facilities Features [people liked open space in parks for playing team sports, walking; Gibson/Elk Riverside Parks had many amenities like paved trails, restrooms, pond, basketball, skate park, tennis, picnic areas with tables and benches, etc.; all the pools - Natatorium, Mitchell pool, water park, and Jaycee pool; multi sports complex – baseball, soccer; and River's Edge Trail] 2) Programs and Services [the group liked having many sport opportunities like golfing, tennis, softball; swimming lessons; sharing parks with private groups like soccer, football, etc.; children's programs with the Park & Rec. Dept.] 3) Top Unmet Needs [natural grass dog park across from Skyline School; cleaner water in Gibson Pond – run the river water directly through the pond; more park benches and tables for parents/grandparents to watch children; well maintained grass; and more coordination with neighbors adjacent to the parks to get their input.]

Petitions and Communications:

Ron Gessaman (1006 36th Ave NE) said he heard that Calumet and BNSF wanted to close the rail crossing at 4th St NE, which provides access to the Sewer Plant, River's Edge Trail, West Bank Park, etc. Patty Cadwell suggested NC3 add this item to its March agenda and invite Andrew Finch to discuss the issue.

Terry T. asked Neil Fortier, Director of Real Estate Development at NeighborWorks Great Falls (NWGF), how the Thaniel Addition was progressing. Neil said four families qualified so far for the NWGF Self Help program in the addition, eight foundations are installed, two houses have roofs, two have walls up, two more have the rafters installed, and they still hope to have ten houses finished by the end of September. Andrea D. asked about the lift station; Neil said the DEQ still must approve the streets and infrastructure before contractors can be hired. Jana said the houses wouldn't get approval to be occupied until the lift station is completed. Neil said 41st Ave NE will be developed first and then 40th Ave NE and Division would be last. Neil said NWGF has added two more floor plans for people to choose from and more will come later.

Patty C. will arrange for Council members and neighbors in NC3 to attend one of the Commission Work Sessions. Terry said she would be in Texas in March; Cyndi B. said she could Chair the meeting if the School Board meeting didn't run too long. Kathy G. agreed to Chair the meeting until Cyndi arrived.

Other Business:

Agenda item for March 3, 2016 NC3 meeting: Invite Andrew Finch to discuss the possible closure of 4th St NE, access to West Bank Park and River's Edge Trail if rail expansion occurs behind "Westgate Mall," etc.

Andrea D. moved to adjourn at 8:30 p.m. and Cyndi B. seconded. The motion passed unanimously.

Respectfully submitted by Kathleen Gessaman