

Minutes Neighborhood Council District 3 (NC3)

Thursday, May 7, 2015 at 7 PM

Music Room at Riverview School

Call to Order: Kathleen Gessaman, Chair, called the meeting to order at 7:00 p.m. Council members present: Steve Malicott and Richard Calsetta. Absent: Cyndi Baker and Terry Thompson.

Unfinished Business:

Minutes: Steve M. moved to accept the minutes of the March 5, 2015 NC3 meeting; Rich C. seconded. The motion carried unanimously.

Development Resolution follow-up: Patty Cadwell, Neighborhood Council Coordinator, said she would scan the signed Resolution and email each Council member a copy. Rich C. said he could present the Resolution at the May 26, 2015 Council of Council meeting.

Committee Reports: None at this time.

New Business:

Community Policing: Officer Justin Stevens with the Special Projects unit reviewed police activity in the NC3 area during the three months from 1/31/15 to 3/31/15. His summary showed: 27 abandoned vehicles, 4 injury accidents, 5 assaults, 4 DUI, 8 narcotics arrests (3 at CMR), 3 robberies (at businesses), 42 suspicious, 134 thefts, 183 traffic stops, 7 vandalisms, and 24 wanted persons. Officer Stevens addressed several questions/concerns including: the difference between thefts and robberies, tinting level on vehicles windows are checked with a meter and many cases of too dark windows are appearing in city court recently; and this time of year there are more “speed traps” because people tend to speed more now that driving conditions are better. Officer Stevens warned about the dangers of exposure to personal use “meth labs” in a bottle - usually Gatorade bottles; he said the discarded bottles could explode and recommended people notify the police if they find such potential lab bottles (they smell like cat urine). Officer Stevens said synthetic drug use like “spice” and “K2” is increasing; and these drugs are as hazardous as “ecstasy” and “meth” - he also noted hash is making a come back. Officer Stevens left his contact number (455-8526) for people to call him about parked R.V.s, trailers, campers, etc. that are a safety hazard; Police volunteers are helping identify abandoned vehicles (vehicles that haven’t moved for 5 days), etc.

Proposed Thaniel Addition Residential Development–Cox & Allen: Bill Miller with DOWL outlined the proposed residential development between 6th St NW and what would have been Division Road if it extended north. Initially, 37th Ave NE through 41st Ave NE will be extended westward; a permanent sewer lift station - initially 300 gal/min (upgradeable to 600 gal/min) will be installed near 43rd Ave NE; all properties will be on the sewer lift system; 88 lots proposed in the 7 phases; 28 houses in phase 1; 17 acres of park land (with storm water detention pond) to be dedicated and developed and maintained by assessing a fee on properties in the development; all R3 – high density - single family housing; phases 2-7 (~ 60 houses) will be developed by NeighborWorks (NW) with covenant restrictions requiring houses with a minimum of 1350 square feet and 24 foot wide garages; the lots will have a minimum size of 7500 sq-ft (averaging 75 ft by 100 ft); etc. On Tuesday, May 12th at 9:30 a.m., the County Commission will consider rezoning the 155 acre Cox Property from Suburban Residential (SR1) to Urban Residential (UR); on May 12th at 3:00 p.m., the City Planning Advisory Board/Zoning Commission will discuss a Preliminary Plat of Tyndall (Thaniel) Addition Phase II (of the total 155.6 acres – initially, 28.1 acres will be used for 88 lots plus 17.1 acres for parkland/retention pond, the remaining 110.4 acres will be used for agricultural purposes until future development occurs) and consider

zoning the property R-3 upon phased annexation (the NeighborWorks housing phases will initially be in the county). Public comment can be offered at both hearings.

The developer's team fielded questions/concerns like: What about drainage? Did NW learn anything from the Castle Ridge disaster (cracked foundations, parking problems, incomplete landscaping, etc.)? - Neil Fortier, Director of Rental Development for NeighborWorks, said this is a better location to build since there is bedrock 2 to 8 ft down, all the foundations will have drain tiles, houses will be built 2 ft above the curb level, down spouts will drain at least 10 feet away from the foundations, and two stall garages will be built instead of one stall. There was concern about the landscaping, trees, lawns, sidewalks, etc. being completed before the NeighborWorks houses were annexed to the City. The drainage problems in the area were discussed and the developer said a 300 gal/minute sewer lift station would be operational before Phase 1 was started and it would be upgradeable to 600 gal/min. Traffic flow was another area of concern since most of the traffic would be down 2nd St NE past Skyline School - the developer said 3rd St NE will eventually connect to the development and avenues would have barricades at the undeveloped west ends with only one lot at the west end of each avenue past the north/south street. The group agreed the City needs a plan/method - like impact fees - to fund new/upgraded infrastructure for projects like 36th Ave NE from 12th St NE to Bootlegger Trail where it took 6 years to connect 12th St NE to 36th Ave NE and finally easing traffic problems in that area. 6th St NW down to Smelter Ave will be a neighborhood problem area for traffic flow from additional development like this one.

Steve M. moved to support the proposed Thaniel Addition Residential Development zoning change to R-3 for Phase 1 through 7, Kathleen G. seconded. The motion passed 2-1 with Rich C. voting no.

Mapril Cleanup: Scheduled for this weekend. It is well publicized. Citizens are encouraged to help if they can.

Summer Meeting Schedule: Steve M. moved to meet on June 4, 2015, not meet in July or August, and resume normal meeting in September. NC3 will remain open to Special Meetings, if needed, in the summer; Rich C. seconded. The motion passed unanimously.

Petitions and Communications:

Ron Gessaman (1006 36th Ave NE) suggested people contact City Commissioners to encourage them to pass City Ordinance 3130, which changes existing regulations to require the City handle parkland by State rules. The council members agreed to put the item on the June agenda. Rich will take the issue to the Council of Councils.

Dexter Busby, Calumet Representative, said more than 600 employees will be working on the refinery expansion until mid August when employment will start to drop off. How the workers are getting to work has been changed resulting in fewer problems with people walking across 10th St in front of the refinery.

Division Road between Smelter Ave and 16th Ave NW (by Albertson's) will be closed for about the next 100 days (until mid August).

Other Business:

Agenda item for June 4, 2014 NC3 meeting: City Ordinance 3130

Motion to adjourn at 8:20 p.m. was accepted.

Respectfully submitted by Kathleen Gessaman, NC3 Chair