

**Lockwood TEDD Advisory Board Minutes**  
**Wednesday, May 15, 2019 – 2:30**  
**Yellowstone Conference Room, 1<sup>st</sup> Floor – Granite Tower**

**Board Members Present:** Woody Woods, Terry Seiffert, Mike Ariztia, Frosty Erben, Tim Miller, Vu Pham, Pam Ask

**Board Member Absent:** John Ostlund, Kelly Wilson, Josh Starr, Nick Pancheau

**Staff and Guests:** Steve Arveschoug (BSED), Dianne Lehm (BSED), Matt Corcoran (KLJ), Becky Bey (KLJ), Allison Corbyn (BSED), Brian McLean, Thom MacLean (BSED)

1. Welcome and Introductions

Woody Woods called the meeting to order at 2:30.

2. Approval of Agenda

Tim Miller moved to approve the agenda. Mike Ariztia seconded. Board voted to approve.

3. Approval of Minutes

Pam Ask moved to approve the minutes of the April 17, 2019, meeting. Frosty Erben seconded. Minutes approved.

4. Old Business

- a. KLJ Analysis Update – Becky Bey provided a review of the work to date on KLJ’s Strategic Priority Project. KLJ conducted the first workshop required by the contract – an overview of the Infrastructure Master Plan – on April 29. The individual Lockwood TEDD property owner interviews are ongoing and will be completed this week (by May 17). KLJ will then assemble data and develop options for strategic infrastructure priorities to present to the board at a second workshop, likely in June. KLJ will also conduct a lunch and learn session with City Council and staff to give them a little more insight into the TEDD and its goals.

The Advisory Board discussed dates for the second KLJ workshop and decided to set it for June 19<sup>th</sup> from 12:00 to 2:00. This workshop will replace the regular monthly meeting scheduled for that date at 2:30.

- b. Lockwood Water and Sewer/City Public Works discussion – Mike Ariztia provided a brief update on the discussion with the City of Billings concerning the expansion of the sewer boundary under LWSD’s service contract with the City. The City is in the middle of a 90-day period during which they will explore their options regarding the amendment of the contract with LWSD for wastewater treatment. Those options include the consideration of annexation of the TEDD study area now or in the future. Becky Bey noted that, since the issue of annexation arose, a question was added to the property owner interviews asking their view of annexation by the City. So far, all have been opposed to the idea. Vu Pham expressed surprise at the lack of support, considering that the City may be able to expedite development of infrastructure. Matt Corcoran advised that, historically, the City doesn’t install or pay for any infrastructure, developers do.

Steve Arveschoug commented that the discussion between the City and LWSD is a big issue with no easy solution that will satisfy all parties. We need to develop some possible concepts to spur further ideas and dialogue with City staff and City Council to find a reasonable answer. In the end, it is up to the property owners, so if they don’t think it will work, it doesn’t work. He suggested facilitating a conversation between the City and some of the TEDD landowners to find suitable solutions. Discussion turned to Lockwood’s identity and independence and the sense of ownership they feel toward the TEDD. Several mentioned that the fact that Billings does not want to annex Lockwood but is interested in annexing the TEDD will not sit well with Lockwood residents. Steve suggested that someone should give the City Council the Lockwood perspective, the “story of Lockwood” – their view of the relationship between Lockwood and Billings; a view of the challenges Lockwood has faced and continues to face and the resulting sense of identity and ownership. A lot of this City Council is new and may not understand this relationship. Determine what are the four most important things we need the City Council to know about Lockwood and have someone describe that to the Council without emotion. We don’t want to create or resurrect divisions. We want to foster agreement and understanding that will benefit all parties. Woody Woods will see if Bob Riehl would be the person to give that message to the City.

Woody Woods and Pam Ask expressed that the City will see a lot of benefit from the TEDD even without annexation. Expansion of the current agreement with the LWSD to extend the sewer boundary is a win-win for all. Steve advised that, from the City’s perspective, they are helping to fund the Bypass, so they should see some tax revenue from development around it. Also, City Administrator Kukulski believes that the City could be a partner to the TEDD and help solve long-term problems.

## 5. New Business

- a. Review Increment and Expenses – The Advisory Board reviewed the latest increment and expense figures, shown below:

<i>CASH – after November 2018 tax payments</i>	<i>\$ 27,939.25</i>
<i>Less: Repayment to BSED</i>	<i>&lt;10,225.00&gt;</i>
<i>Current CASH</i>	<i>\$ 17,714.25</i>
<i>Increment expected from currently billed taxes</i>	<i>\$ 25,390.21</i>
<i>Expected Balance</i>	<i>\$ 43,104.46</i>
<i>Less: Repayment to BSED</i>	<i>&lt;10,225.00&gt;</i>
<i>Payment to KLJ</i>	<i>&lt;17,700.00&gt;</i>
<i>BALANCE</i>	<i>\$ 15,179.46</i>

Woody Woods asked that we put a preliminary budget together and redevelop the Annual Workplan now to sync it with the County's fiscal year.

## 6. Public Comment

None.

## 7. Adjourn

Meeting adjourned at 3:15.

Next Meeting: June 19, 2019 – 12:00 to 2:00\* – Yellowstone Conference Room,  
Granite Tower

\*Time Change – This will be a lunch meeting. KLJ will conduct the second workshop.