

**Lockwood TEDD Advisory Board Minutes**  
**Wednesday, June 19, 2019 – 12:00**  
**Yellowstone Conference Room, 1<sup>st</sup> Floor – Granite Tower**

**Board Members Present:** Woody Woods, Terry Seiffert, Mike Ariztia, John Ostlund, Josh Starr, Vu Pham, Pam Ask, Nick Pancheau

**Board Member Absent:** Kelly Wilson, Frosty Erben, Tim Miller

**Staff and Guests:** Steve Arveschoug (BSED), Dianne Lehm (BSED), Matt Corcoran (KLJ), Becky Bey (KLJ), Allison Corbyn (BSED), John Staley (Lockwood Fire), Scott Walker (City/County Planning), Robin Rude (Dept of Revenue), Jennifer Kondracki (JDW), Tom Llewellyn, Tom Richmond (Senate Dist. 28), Chris Kukulski (Billings City Administrator) Tobin Novasio (Lockwood School Supt.), Marcell Bruski (BSED), Allison Hert (BSED), Thom MacLean (BSED)

1. Welcome and Introductions

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

2. Approval of Agenda

Terry Seiffert 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 May 15, 2019, meeting. Terry Seiffert seconded. Minutes approved.

4. KLJ Presentation

Matt Corcoran of KLJ Engineering presented the results their work to date on development of short-term strategic infrastructural priorities. He provided the results of the property owner surveys and a PowerPoint presentation. Those are included at the end of the Minutes.

Discussion ensued regarding prioritization of infrastructure development. What is most critical to early development of the TEDD – water, sewer, roads – and where? Water and sewer were discussed at some length with several alternatives (location, phasing, and type) considered. The board recognized the importance of staying ahead of MDT's development of the Bypass and at

least getting these utilities stubbed out under the Bypass's future location to avoid the hassle and expense of installing these fixtures after the road has been constructed.

The board and guests discussed the limitations on development in the portion of the TEDD to the west of the BNSF mainline due to floodplain issues. There are some floodproofing methods available, but uses may still be restricted – e.g., no hazardous materials. It was also noted that even for the allowed uses, any buildings over 5000 SF would need water access for fire suppression. Septic is not allowed in the floodplain or in fill. Various options for dealing with floodplain restrictions were considered. The 2017 Infrastructure Master Plan looked at incremental fill, mass fill, and a levee system and the estimated costs of each. There are also efforts underway to use MDT's surveys to submit a LOMA to have the area remapped. This could possibly lower the base flood elevation by almost two feet, taking some land out of the floodplain and making fill more economical in other.

The board asked Matt Corcoran for his recommendations. He offered that the extension of N Frontage Rd is the easiest pickings. The lift station for sewer services will be a requirement for any sewer pipe infrastructure. And it is important to get water and sewer in and past the Bypass prior to its construction. He noted that their contract with Yellowstone County allows for them to examine two proposed projects and develop plans and cost estimates as well as possible funding sources.

Josh Starr moved to propose one project to analyze the extension of utilities through the Johnson Lane interchange to Coulson Road to get these projects in before the Bypass construction. Mike Ariztia seconded. Motion passed.

Terry Seiffert moved to extend North Frontage Road north to Coulson Road East. Josh Starr seconded. Motion passed.

#### 5. Discussion of MDT BUILD Grant Application

Our plan was to discuss the specifics of MDT's BUILD grant related to the Billings Bypass with Brett Carter of MDT's Helena office by phone. Mr. Carter was unavailable. MDT had sent requests for Letters of Support to BSED and Woody Woods, among other. Prior to this request, the board and Big Sky EDA were unaware of the application and, based on discussions with MDT personnel earlier this year, under the assumption that MDT was not submitting a BUILD grant application on the Bypass project in the near future. The requests received were unclear as to the scope of the use of the grant for the Bypass. We will attempt to get Mr. Carter or another MDT representative to attend July's meeting to explain and discuss their application.

6. Public Comment

None.

7. Adjourn

Meeting adjourned at 1:45.

Next Meeting: July 17, 2019 – 2:30 – 3:30 – Yellowstone Conference Room,  
Granite Tower