

Lockwood TEDD Advisory Board Minutes
Wednesday, September 18, 2019 – 2:30
Yellowstone Conference Room, 1st Floor – Granite Tower

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

Board Member Absent: Frosty Erben

Staff and Guests: Dianne Lehm (BSED), Matt Corcoran (KLJ), Becky Bey (KLJ), Matt Smith (KLJ), Scott Walker (Planning), Jennifer Kondracki, Tom Llewellyn, Lesli Glen, Allison Corbyn (BSED), 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 August 21, 2019, meeting. Terry Seiffert seconded. Minutes approved.

4. Old Business

KLJ Update: Matt Corcoran of KLJ Engineering briefly reviewed the Strategic Plan they have been developing for the TEDD. The document had been emailed to the Advisory Board for their review and input. Matt did hear from one member with a question about the route shown for the proposed extension of Frontage Road. He explained that in this preliminary analysis, the route shown is a conservative estimate meant to provide the longest, most expensive, route. Further analysis and engineering would need to be done to determine a final location for the road. No additional input was offered by the Board. KLJ will work to finalize the Plan and provide to the Board and Yellowstone County.

Update on LWSD/City discussions: Thom MacLean provided a brief recap of where we are at in our discussions with the City concerning the extension of the sewer district boundary to

include the TEDD study area. This matter was scheduled to go before City Council at their September 3rd work session. We requested to be removed from that agenda. Instead, we are working with City staff to familiarize the Mayor and City Council with the Lockwood TEDD – its history, purpose, and challenges – prior to going back to a City Council work session. Part of that effort is a tour and dialogue with County and City officials, property owners, and other interested parties. That event is scheduled for October 10 from 3:00 pm to 6:00 pm.

5. New Business

Lockwood TEDD Tour and Discussion – Big Sky Economic Development has been working with the City of Billings to arrange a bus tour and facilitated discussion for our elected officials and property owners. This event is scheduled for October 10 from 3:00 to 6:00 pm. Details and the agenda are not finalized, but the idea is to have everyone board a bus at the BSED office. The tour will include the BN Industrial area in Billings that was an alternative considered by the Industrial Park Feasibility Analysis in 2014. The bus would proceed to the Lockwood TEDD for a brief tour of that area. The plan is to then stop at Pacific Steel on Coulson Road and use their conference room for a facilitated dialogue. Prior to October 10, BSED will provide background information to the City Council to help them understand the TEDD.

Terry Seiffert suggested that City Attorney Brent Brooks be invited to the tour and dialogue.

Dianne Lehm noted that the BN Industrial area in Billings was not considered a good option in the Industrial Park Feasibility Analysis for various reasons including lack of ability to assemble adjacent parcel for expansion and difficulty of truck access. Lockwood had what was needed and the property owners stepped up to support the project.

Allison Corbyn discussed the need to “tell the Lockwood story.” Help the attendees understand the special nature of the Lockwood community. Explain its history and culture and all the efforts it has made to enhance the community such as the Lockwood Pedestrian and Safe District, the Lockwood Fire District, and the new high school. Many may not be familiar with these initiatives.

NOTE: Discussion then returned to the annexation issue.

Terry Seiffert noted Montana Code Annotated 7-13-4314 which discusses annexation as a requirement for receiving city services, but the language is “...may be required....” Billings has made exceptions before in cases such as Exxon and Blaine’s Trailer Court. John Ostlund agreed and noted the Phillips refinery agreement was also an exception.

Mike Ariztia mentioned that the expansion of the sewer agreement does not involve any new customers for the City. The LWSD is the only customer and this change in the boundary is

simply an amendment to an existing agreement with an existing customer. Woody Woods added that there is no request or need to increase reserve capacity based on this change.

6. Public Comment

Becky Bey of KLJ introduced Matt Smith. Matt is new to KLJ and recently moved to Billings from Missoula. Matt described his experience, including eighteen years with the Missoula Development Park, a business/industrial park near the Missoula airport. The Missoula Development Park was recently annexed by the City of Missoula, so he is familiar with some of the questions and challenges that annexation entails.

Corey Jensen of VisionNet spoke regarding their efforts to provide broadband service in Billings. Currently, they have fiber out to the Emerald Hills area, about one-half mile from the TEDD. They are in discussions with businesses on the south end of the TEDD area. As the TEDD builds out, they will be able to provide broadband service to that area.

7. Adjourn

Meeting adjourned at 3:15.

Next Meeting: October 16, 2019 – 2:30 – 3:30 – Yellowstone Conference
Room, Granite Tower