

Lockwood TEDD Advisory Board Minutes
Wednesday, January 15, 2020 – 2:30 pm
Yellowstone Conference Room, 1st Floor – Granite Tower

Board Members Present: Woody Woods, Terry Seiffert, Pam Ask, John Ostlund, Tim Miller, Nick Pancheau, Frosty Erben, Mike Ariztia, Jason Heath

Board Member Absent: Josh Starr, Vu Pham

Staff and Guests: Steve Arveschoug (BSED), Dianne Lehm (BSED), Matt Corcoran (KLJ), Matt Smith (KLJ), Scott Walker (Planning), Tom Llewellyn, Mike Yakawich (City Council), Thom MacLean (BSED)

1. Welcome and Introductions

Woody Woods called the meeting to order at 2:30. He introduced Jason Heath, the newest Board member. Jason represents Pacific Hide and Fur and replaces Kelly Wilson.

2. Approval of Agenda

Terry Seiffert moved to approve the Agenda. Frosty Erben seconded. Motion passed.

3. Approval of Minutes

Terry Seiffert moved to approve the minutes of the December 18 meeting. Mike Ariztia seconded. Motion passed.

4. Old Business

Updates

Thom MacLean provided updates since the last meeting:

- The Yellowstone Board of County Commissioners approved the contract extension for KLJ to analyze feasibility and potential costs of a package wastewater system to service the TEDD area.
- We are working with Exxon and Circle Analytics to develop an Economic Impact Analysis of the Exxon refinery in Lockwood. The analysis is being funded by Northwestern Energy and should be completed by late January or early February.
- We are set to present to the City Council Work Session on February 18 at 5:30 regarding the extension of the Lockwood Water and Sewer District sewer boundary to include the TEDD area.
- There are four Board seats expiring/renewing at the end of March – Josh Starr, Woody Woods, Vu Pham, and Nick Pancheau. The County will be in contact with those members regarding renewal applications.

LWSD/City of Billings Sewer Agreement

No discussion

Package Wastewater System

Matt Corcoran of KLJ advised that, with the recently amended contract, they will analyze the feasibility of using a package wastewater system to provide sewer service to the Lockwood TEDD area. They will study and advise the basic steps needed to establish such a facility, whether the facility is capable of adequately serving this area for our purposes and provide a basic cost estimate. They anticipate some additional costs not identified in the 2017 Infrastructure Master Plan as well as some costs from that plan that will be offset by a package system. They will explain these and provide a net cost.

This system will be zero discharge based on total evaporation.

A letter was sent to TEDD property owners in December explaining the Advisory Board's desire to extend the contract with KLJ to study this package wastewater system and asking for their thoughts and input. Three responses from property owners were received, all expressing agreement with the extension for this purpose. Some disappointment was expressed that only three of eighteen property owners responded.

It was suggested that the Advisory Board and BSED schedule and facilitate a Lockwood TEDD Property Owner Update meeting to bring all the property owners up to date on what is happening in the TEDD and field questions they may have. BSED will contact property owners, conduct a poll to determine a good date and time, and host this meeting. Jason Heath offered Pacific Steel's conference room at their Coulson Road facility.

5. New Business

None

6. Public Comment

None

7. Adjourn

Meeting adjourned at 2:55.

Next Meeting: February 19, 2020 – 2:30 – 3:30 – Yellowstone Conference Room, Granite Tower