

Lockwood TEDD Advisory Board Minutes
Wednesday, July 15, 2020 – 2:30 pm
Via Zoom

Board Members Present: Woody Woods, Terry Seiffert, Mike Ariztia, Pam Ask, Jennifer Kondracki, Josh Starr, John Ostlund

Board Member Absent: Nick Pancheau, Tim Miller, Frosty Erben, Jason Heath

Staff and Guests: Dianne Lehm (BSED), Matt Smith (KLJ), Tom Llewellyn, Scott Walker, Bob Riehl, 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. Josh Starr seconded. Motion passed.

3. Approval of Minutes

Mike Ariztia moved to approve the minutes of the June 17th meeting. Terry Seiffert seconded. Motion passed.

4. Update

BSED provided updates on the following item:

- Extension of the sewer boundary to include the TEDD Study Area under LWSD's existing Wastewater Service Agreement with the City. We have had several meeting with the over the past month with City Administration, Council members, County Commissioners, and the Lockwood Water and Sewer Board regarding a proposal to allow the expansion of the LWSD sewer boundary to include the TEDD Study Area without requiring annexation of the area or Waivers of the Right to Protest Annexation from the area property owners.

The proposal:

The City of Billings would agree to the extension of Lockwood Water and Sewer District's sewer boundary to include the TEDD Study area under the terms of the existing Wastewater Service agreement without requiring Waivers of the Right to Protest Annexation from property owners when they connect to the expanded sewer system. This proposal is subject to the following considerations:

- Wastewater from the expanded area would be subject to an additional surcharge above the current 6%.
- The City of Billings would have a “first right of refusal” regarding LWSD’s future water needs. This would not prohibit LWSD from seeking additional water rights to meet the needs of the area, but if those prove insufficient or unavailable, LWSD would be required to first seek to meet this need through the City of Billings.
- City – County Cooperation – This is the third element of this agreement. It is really beyond the purview of the Lockwood TEDD or Lockwood Water and Sewer District. It is, however, probably the most vital issue when it comes to future City revenue sources and the overall economic development and growth of Yellowstone County.

BSED has reviewed this plan with several property owners in the area and the Lockwood Water and Sewer District Board. Their assessment was generally favorable. The Advisory Board discussed this proposal, expressing concerns about the availability of water rights, specifically from the Coulson Ditch. Some also expressed concern about the prohibition of seeking water from Heights Water District in the future. This proposal will be presented to the Billings City Council at their work session on July 20. It will also be reviewed with the County Commissioners at their discussion on that day.

- FY2021 Annual Work Plan. The Annual Work Plan was reviewed at June’s meeting. We have received only a few suggestions and comments on it since that time. Substantive suggestions have been incorporated into the plan. If the Board has any further suggestions, they will provide in the next week or so. Then, we will take to the County Commissioners for their review and approval.

5. Public Comment

None.

6. Adjourn

With no further business, Woody Woods adjourned the meeting.

Next Meeting: August 19, 2020 @ 2:30 – Location TBD