

**Lockwood TEDD Advisory Board Minutes**  
**Wednesday, November 18, 2020 – 2:30 pm**  
**Via Zoom**

**Board Members Present:** Woody Woods, Terry Seiffert, Mike Ariztia, Nick Pancheau, Pam Ask, Jennifer Kondracki, John Ostlund, Tim Miller

**Board Member Absent:** Frosty Erben, Josh Starr, Jason Heath

**Staff and Guests:** John Staley (LFD), Tom Llewellyn, Becky Bey (KLJ), Matt Smith (KLJ), Dan Carter (Exxon), Lora Mattox (Planning), Steve Arveschoug (BSED), Thom MacLean (BSED)

**1. Welcome and Introductions**

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

**2. Approval of Agenda**

Woody Woods asked to add discussion of a future fire station for the Lockwood TEDD Area to the agenda. With this revision, Terry Seiffert moved to approve the agenda. Pam Ask seconded. Motion passed.

**3. Approval of Minutes**

Tim Miller moved to approve the minutes of the October 21<sup>st</sup> meeting. John Ostlund seconded. Motion passed.

**4. Updates.**

Woody Woods provided a brief update on the wastewater service extension efforts. The Billings City Council approved the First Amendment to the Wastewater Service Agreement at their October 26<sup>th</sup> meeting by a 9 – 2 vote. The Lockwood Water and Sewer District board reviewed and approved the First Amendment at their November 10<sup>th</sup> meeting.

Mike Ariztia and Terry Seiffert advised that the next steps will involve a petition from ten percent of the TEDD Study Area property owners to request inclusion into the LWSD boundaries. Once that is received, LWSD can move forward with the legal process needed to inform property owners and conduct a formal vote of all property owners. That process will require property owner meetings. Big Sky Economic Development will work with the LWSD to reach out to property owners and to coordinate and conduct the needed meetings.

## **5. Discussion of Next Steps**

Floodplain Issues. Matt Smith of KLJ addressed the flood mapping that board had discussed previously but had set aside until the sewer extension matter was worked out. The 2-D modeling has already been done by MDT in conjunction with the Bypass Project. It will likely lower the Base Flood Elevation (BFE) by 1.6 feet, bringing some land in the TEDD out of the floodplain and lowering the amount of fill needed to raise other areas above BFE. Before spending a lot of time and money, we need to discuss with the DNRC and others if they will approve those changes if we pursue them with through FEMA.

Coordination with Bypass Project. The Board discussed the urgency needed with regard to the Bypass Project and particularly the Johnson Lane Interchange. Work has started on the Bypass project and we'll need to get at least the planning, and possibly the implementation, of water and sewer lines through the Johnson Lane Interchange area soon to avoid substantially higher costs to install post-construction of that area.

Future Fire Station. Chief Staley advised that the Lockwood Fire District is nearing the threshold where they'll need to add a second fire station to maintain their service ratings. A possible location for the second station is in the Lockwood TEDD. That possibility was considered during the planning and initiation of the TEDD. Being a public service, some of the costs would be eligible for funding by TIF. A second fire station would be smaller than the current station and would likely run 3 person shifts. LFD has been building its reserves and will be in a good position to equip the station when it is built.

Property Owner Meetings. The Board also discussed the need for property owner meetings. The LWSD will require property owner meeting, but there is a need to schedule separate meetings to update and inform property owners and field their questions concerning timelines, procedures, and how the TEDD can coordinate and assist with development efforts. The Board and BSED will work together to arrange and conduct these meetings.

## **6. Public Comment**

There was additional conversation about water rights. LWSD is looking for additional water rights to purchase and could use the help of property owners. Coulson Ditch has been disbanded and its water rights are reverting to the area property owners, so that may be a source. Those rights are seasonal but could provide a supplemental source.

## **7. Adjourn**

With no further business, Woody Woods adjourned the meeting at 3:15.

**Next Meeting:** December 16, 2020