

Lockwood TEDD Advisory Board Minutes
Wednesday, December 16, 2020 – 2:30 pm
Via Zoom

Board Members Present: Woody Woods, Terry Seiffert, Mike Ariztia, Nick Pancheau, Pam Ask, Jennifer Kondracki, Josh Starr, Frosty Erben, Tim Miller

Board Member Absent: John Ostlund, Jason Heath

Staff and Guests: John Staley (LFD), Tom Llewellyn, Matt Corcoran (KLJ), Matt Smith (KLJ), Lisa Olmsted (DOWL), Justin Pearson (BNSF), Dianne Lehm (BSED) Steve Arveschoug (BSED), Thom MacLean (BSED)

1. Welcome and Introductions

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

2. Approval of Agenda

It was noted that Lisa Olmsted would provide DOWL's update in the Johnson Lane Interchange instead of Doug Enderson. With this revision, Terry Seiffert moved to approve the agenda. Josh Starr seconded. Motion passed.

3. Approval of Minutes

Nick Pancheau moved to approve the minutes of the November 18th meeting. Pam Ask seconded. Motion passed.

4. Updates.

Mike Ariztia and Terry Seiffert have been working together and with the County Attorney on the process to expand LWSD to the TEDD area. It may be quicker and simpler to handle the expansion incrementally, especially if 100 percent of the TEDD property owners petitioned together for inclusion. Then it would be a LWSD Board decision to include that area. Then other properties that are outside the TEDD but within the Study Area could petition separately. If LWSD seeks to expand to the entire Study Area, it would require:

- 10% of the Study Area property owners to petition;
- Public hearings;
- LWSD Board action;
- A vote that could be not sooner than May to coincide with the School election.

It was discussed that it may be best to handle it in this incremental way, but LWSD should notify the City of its intention to expand to the entire TEDD Study Area, but incrementally.

Increment: The current TEDD increment balance is \$115,694. Expected Increment Revenue for FY 2021 is \$91,000.

5. Johnson Lane Interchange Update – Lisa Olmsted (DOWL)

Lisa Olmsted provided an update on the progress of the Billings Bypass project, especially the Johnson Lane Interchange portion.

- Link to presentation: [Billings Bypass Presentation](#).
- Link to [Yellowstone Bridge Construction Camera](#).

6. Property Owner Meeting

The Board discussed the need for a meeting to update TEDD property owners. It was suggested that a virtual meeting would work best and that an evening meeting would provide the best opportunity for participation from the property owners. BSED will send a poll to the Board on possible dates as well as a suggested list of content items that the Board would comment on and edit as necessary.

7. End of Year Roundtable Discussion

The Board discussed priorities for 2021. It was agreed the two most urgent issues are:

- Getting the utilities “stubbed” through the Johnson Lane Interchange. At the very least get a sleeve for those utilities through the area.
- Starting the conversation on floodplain modeling with property owners, the County, and the DNRC. Matt Smith advised that the DNRC is methodical and may offer resistance to the 2D modeling, since it is not used elsewhere on the Yellowstone. But we have a couple years to get through the process. We’d be smart to get started soon.

8. Public Comment

None.

9. Adjourn

With no further business, Woody Woods adjourned the meeting at 3:35.

Next Meeting: January 20, 2021