

Lockwood TEDD Advisory Board Minutes
Wednesday, February 17, 2021 – 2:30 pm
Via Zoom

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

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

Staff and Guests: Tom Llewellyn, Matt Corcoran (KLJ), Matt Smith (KLJ), Becky Bey (KLJ), Dan Carter (Exxon), Dianne Lehm (BSED) Lisa Olmsted (DOWL), Scott Walker (Planning), 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. John Ostlund seconded. Motion passed.

3. Approval of Minutes

John Ostlund moved to approve the minutes of the January 20th meeting. Terry Seiffert seconded. Motion passed.

4. Updates.

Property Owner Meetings: Thom MacLean and Allison Corbyn of BSED are conducting individual property owner meeting to update them on what is happening in the TEDD and to get a better feel for any plans they may have for their property as the TEDD develops. They have started meeting with owners who are not as involved in our efforts and may need more of an update.

LWSD Expansion: Mike Ariztia of LWSD, Advisory Board Chair Woody Woods, and BSED staff met with KLJ and Morrison Maierle on January 29 to discuss water and sewer infrastructure requirements and location. LWSD expressed concern with routing the infrastructure through the Johnson Lane Interchange and proposed exploring other options, including using an easement near Bretz RV. KLJ was asked to provide a proposal with estimated cost to explore this and provide preliminary engineering.

The estimated cost for these services is \$57,500.

From KLJ's Proposal:

"The purpose of this project is to complete preliminary engineering which expands on the existing Lockwood TEDD Infrastructure Master Plan. The preliminary engineering will provide the basis for the final

design of the water and sewer mains that will provide service to the lots and future businesses in the Lockwood TEDD.

To accomplish this work, KLJ will model the proposed water and sewer main extensions within the Lockwood TEDD to properly size the water and sewer mains. In addition, the location of the connection points to the Lockwood water and sewer systems will be determined. An analysis of the impacts to the Lockwood water and sewer systems will be completed. This analysis will ensure the water system can provide fire flow and the sewer system can adequately handle an increased sewage loading.

Currently there are two known alternatives for connection to the Lockwood TEDD water system. During the preliminary engineering, a third alternative could be developed. The sewer system has more than three alternatives to analyze. These alternatives are dependent on timing and location of development the Lockwood TEDD. The sewer system will require the use of a sewage lift station to discharge into Lockwood Sewer system. With guidance from Yellowstone County/Lockwood TEDD Advisory Board, KLJ will analyze each alternative for both cost and technical feasibility and recommend an alternative based on agreed upon criteria. In order to determine the impacts to the Lockwood water and sewer district, KLJ will engage the services of Morrison-Maierle.”

Woody entertained a motion from the Board. Terry Seiffert moved to recommend to the Yellowstone County Board of County Commissioners that they enter a contract with KLJ to perform the services outlined in their proposal. Josh Starr seconded the motion. The motion passed with all Advisory Board members present voting yes.

LWSD Property Owner Petition.

Property owners and Advisory Board members Terry Seiffert and Jennifer Kondracki have developed and distributed a “Petition for Inclusion” to all property owners located in the Lockwood Targeted Economic Development District. The Petition was emailed and/or mailed to all property owner and must be returned to LWSD. BSED is addressing the Petition in the individual property owner meetings, answering any questions owners may have. LWSD has not had any returned as yet, but it is early and the Petition must be notarized, which may slow the process.

5. New Business

None.

6. Public Comment

None.

7. Adjourn

With no further business, Woody Woods adjourned the meeting at 3:05.

Next Meeting: March 17, 2021