

COMMISSIONER MEETINGS

**All meetings take place in the Commissioners Conference Room (3107)
located in City Hall @ 316 North 26th Street (3rd Floor)
and are open to the public unless otherwise noted**

THURSDAY - SEPTEMBER 18, 2025

8:45 Calendar

9:00 COMMISSIONERS DISCUSSION

PLEDGE

DEPARTMENTS

- 1. **Downtown Billings Alliance** - MAAP Program
- 2. **MarCee Neary** - Community Crisis Center Public Safety Mental Health Mill Levy Funds
- 3. **Planning Department** -
 - a. County Zone Change 731 – 2142 Bitterroot Dr. - from RR3 to RR1 - A zone change request from Rural Residential 3, 3 to 9.99 Acres (RR3) to Rural Residential 1- 1 to 2.99 acres (RR1), on S30, T01 N, R27 E, S2S2SEW4, a 5 acre parcel of land. A pre-application neighborhood meeting was held on July 24, 2025, at 6:00 p.m. at 900 Bitterroot Road. Tax ID: D05106
 - b. County Zone Change 730 – 406 Johnson Lane - A zone change request from Rural Residential 3 (RR3) to Residential Manufactured Home (RMH), on S30, T01 N, R27 E, S2S2SEW4 a 10 acre parcel of land. A pre-application neighborhood meeting was held on July 2, 2025, 5:00 p.m. at the Lockwood Fire Station. Tax ID: D06595
- 4. **County Attorney** -
 - a. Metra Nonprofit Policy
 - b. Ivy Correctional Medicine- Staffing Proposal STDF
- 5. **Public Works** -
 - a. Memorandum of Understanding (MOU) for Lockwood Water and Sewer District (LWSD) and Yellowstone County Public Works (YCPW) Addressing the Restoration of Paved Residential Streets Associated with the LWSD Phase 3 Sewer Subdistrict and Lockwood Subdivision Water Improvements Project
 - b. Park Projects and Funding Requests
- 6. **Finance** -
 - a. Ostlund Building Update - 9/18/2025
 - b. Extension Building Renovation
 - c. YCDF Lobby Renovations

COMMISSIONERS

- 1. Commissioner Appointments to TIFF Boards
- 2. Commissioner Board Reports

PUBLIC COMMENTS ON COUNTY BUSINESS

Public comment is an opportunity for individuals to address the Board, however, the Board cannot engage in discussion or take action on items not properly noticed on the agenda.

B.O.C.C Thursday Discussion

1.

Meeting Date: 09/18/2025

Title: Downtown Billings Alliance - MAAP Program

Submitted By: Erika Guy

TOPIC:

Downtown Billings Alliance - MAAP Program

BACKGROUND:

NA

RECOMMENDED ACTION:

Discuss

B.O.C.C Thursday Discussion

2.

Meeting Date: 09/18/2025

Title: MarCee Neary - Community Crisis Center Public Safety Mental Health Mill Levy Funds

Submitted By: Erika Guy

TOPIC:

MarCee Neary - Community Crisis Center Public Safety Mental Health Mill Levy Funds

BACKGROUND:

NA

RECOMMENDED ACTION:

Discuss

Meeting Date: 09/18/2025

Title: County Zone Change 731 - 2142 Bitterroot Drive - RR3 to RR1

Submitted For: Karen Husman

Submitted By: Karen Husman

TOPIC:

County Zone Change 731 – 2142 Bitterroot Dr. - from RR3 to RR1 - A zone change request from Rural Residential 3, 3 to 9.99 Acres (RR3) to Rural Residential 1- 1 to 2.99 acres (RR1), on S30, T01 N, R27 E, S2S2SENW4, a 5 acre parcel of land. A pre-application neighborhood meeting was held on July 24, 2025, at 6:00 p.m. at 900 Bitterroot Road. Tax ID: D05106

BACKGROUND:

The applicant is requesting a zone change from Rural Residential 3 (RR3), which allows parcels of 3 to 9.99 acres, to Rural Residential 1 (RR1), which allows parcels of 1 to 2.99 acres. The subject property is an approximate 5-acre parcel located on Tract 1 of COS 1073 located in Section 14, Township 1 North, Range 26 East. In 2020, as part of the countywide zoning code update, the property was rezoned from Residential 7000 to Rural Residential 3 (RR3). Based on the parcel's size of 5 acres, the RR3 designation was determined to be the most appropriate zoning at that time.

A pre-application neighborhood meeting was held on July 24, 2025, at 6:00 p.m. at 900 Bitterroot Road (meeting minutes attached). Eight members of the public attended. Concerns were raised regarding potential annexation by the City of Billings. The applicant's agent, Kolten Knatterud, clarified that annexation is not being considered at this time. Additional discussion focused on existing easements.

The purpose of the requested zone change is to allow parcel sizes of less than 3 acres, enabling the property owner to utilize the family transfer exemption to gift a parcel to a family member. All existing and future easements will be reviewed at the time of exempt plat review.

The Zoning Commission held its public hearing on September 8, 2025, and concurred with staff's recommended findings. Zoning Commission is forwarding a recommendation of approval of Zone Change 731.

APPLICATION DATAOWNER: David HarmonAGENT: Kolten Knatterud & Mariah Lind, IMEG Consultants Corp. LEGAL DESCRIPTION: S30, T01 N, R27 E, S2S2SENW4ADDRESS: 2142 Bitterroot DriveCURRENT ZONING: Rural Residential 3EXISTING LAND USE: Residential Homes and AgriculturePROPOSED USE: Residential Homes and AgricultureSIZE OF PARCEL: 5 acresAPPLICABLE ZONING HISTORYSee Attachments. SURROUNDING ZONING AND LAND USENORTH: Zoning: Rural Residential 3 (RR3)Land Use: Vacant/ ResidentialSOUTH: Zoning: Suburban Neighborhood Residential (N3)Land Use: ResidentialEAST: Zoning:Agriculture (A)Land Use: Vacant/ResidentialWEST: Zoning: N3Land Use: Residential

RECOMMENDED ACTION:

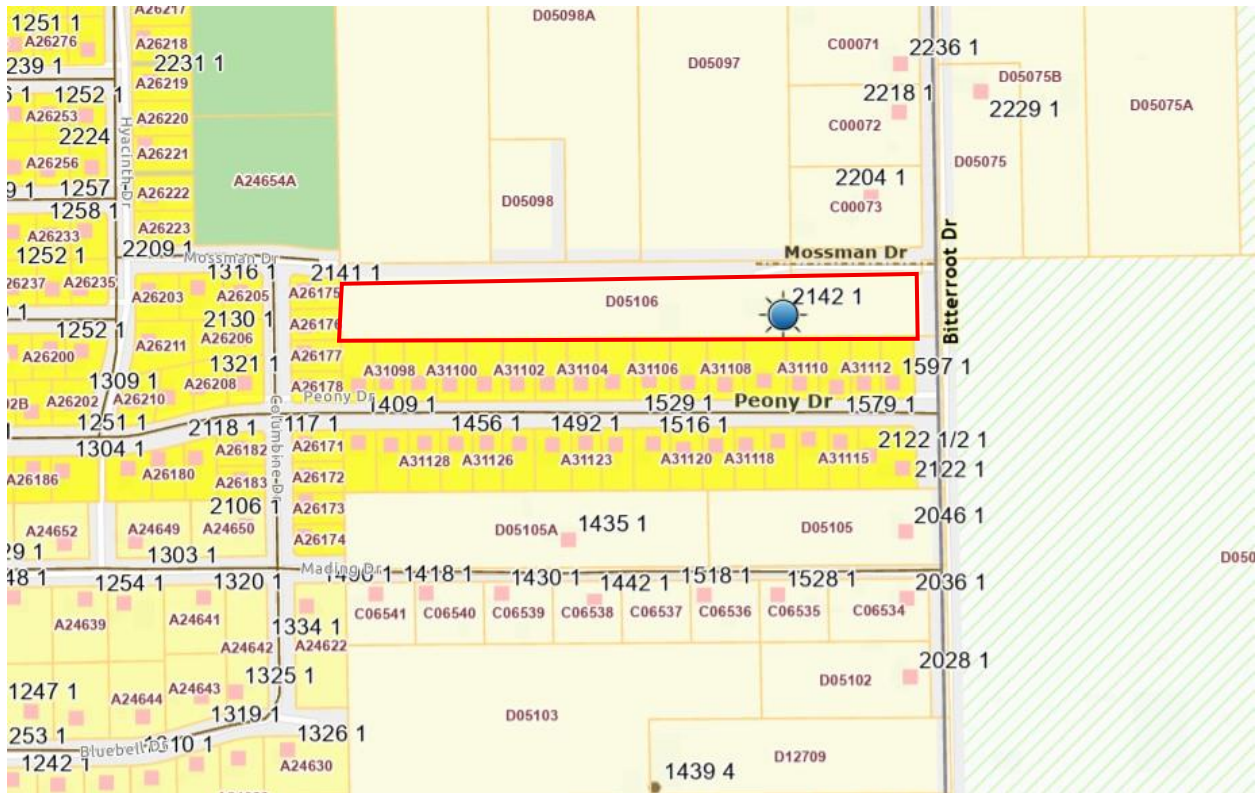
The County Zoning Commission is recommending approval based on the proposed findings of the eleven criteria of Zone Change 731.

Attachments

Zoning Map & Site Photos

Staff Recommendation memo & findings

Attachments for County Zone Change 731



Attachments for County Zone Change 731



North

Attachments for County Zone Change 731



South



East

□

County Zoning Commission

Meeting Date: 09/08/2025

SUBJECT: County Zone Change 731 - 2142 Bitterroot Drive - RR3 to RR1

THROUGH: Karen Husman

PRESENTED BY: Makayla Paul, Planner

Information

REQUEST

County Zone Change 731 -- 2142 Bitterroot Dr. - from RR3 to RR1 - A zone change request from Rural Residential 3, 3 to 9.99 Acres (RR3) to Rural Residential 1- 1 to 2.99 acres (RR1), on S30, T01 N, R27 E, S2S2SE1/4, a 5 acre parcel of land. A pre-application neighborhood meeting was held on July 24, 2025, at 6:00 p.m. at 900 Bitterroot Road. Tax ID: D05106

RECOMMENDATION

The Planning Division staff is recommending approval based on the proposed findings of the eleven criteria of Zone Change 731.

APPLICATION DATA

OWNER: David Harmon

AGENT: Kolten Knatterud & Mariah Lind, IMEG Consultants Corp.

LEGAL DESCRIPTION: S30, T01 N, R27 E, S2S2SE1/4

ADDRESS: 2142 Bitterroot Drive

CURRENT ZONING: Rural Residential 3

EXISTING LAND USE: Residential Homes and Agriculture

PROPOSED USE: Residential Homes and Agriculture

SIZE OF PARCEL: 5 acres

CONCURRENT APPLICATIONS

None. If approved, the applicant will be submitting an exempt plat to divide the lot into two parcels for a family transfer.

APPLICABLE ZONING HISTORY

See attachments.

SURROUNDING LAND USE & ZONING

NORTH: Zoning: Rural Residential 3 (RR3)
Land Use: Vacant/ Residential

SOUTH: Zoning: Suburban Neighborhood Residential (N3)
Land Use: Residential

EAST: Zoning: Agriculture (A)
Land Use: Vacant/Residential

WEST: Zoning: N3
Land Use: Residential

BACKGROUND

The applicant is requesting a zone change from Rural Residential 3 (RR3), which allows parcels of 3 to 9.99 acres, to Rural Residential 1 (RR1), which allows parcels of 1 to 2.99 acres. The subject property is an approximate 5-acre parcel located on Tract 1 of COS 1073 located in Section 14, Township 1 North, Range 26 East. In 2020, as part of the countywide zoning code update, the property was rezoned from Residential 7000 to Rural Residential 3 (RR3). Based on the parcel's size of 5 acres, the RR3 designation was determined to be the most appropriate zoning at that time.

A pre-application neighborhood meeting was held on July 24, 2025, at 6:00 p.m. at 900 Bitterroot Road (meeting minutes attached). Eight members of the public attended. Concerns were raised regarding potential annexation by the City of Billings. The applicant's agent, Kolten Knatterud, clarified that annexation is not being considered at this time. Additional discussion focused on existing easements.

The purpose of the requested zone change is to allow parcel sizes of less than 3 acres, enabling the property owner to utilize the family transfer exemption to gift a parcel to a family member. All existing and future easements will be reviewed at the time of exempt plat review.

SUMMARY

The Yellowstone County Zoning Commission, prior to any recommendation, shall consider the following:

1. Is the new zoning designed in accordance with the Yellowstone County Growth Policy?

The proposed zoning does comply with the following goals of the County Growth Policy and area plans:

Predictable land use decisions that are consistent with neighborhood character and preferred land use patterns identified in neighborhood plans. New developments that are sensitive to and compatible with the character of adjacent City neighborhoods and County town sites. Preserve neighborhood character and quality of life by maintaining the residential character, which promotes orderly, predictable growth in accordance with neighborhood expectations and long-term planning goals.

The proposed zoning is consistent and compatible with the surrounding area. The property is bordered by a suburban neighborhood with average lot sizes of approximately 0.25 acres and a large-lot suburban neighborhood with average lot sizes of approximately 0.5 acres. Rezoning to Rural Residential 1 (RR1) would provide a compatible rural residential development pattern while accommodating parcels smaller than 3 acres.

The property owners intend to pursue a family transfer, and the RR1 zoning district would allow for the creation of lots between 1 and 2.99 acres to facilitate that purpose. This designation also supports neighborhood character by providing a transition between suburban development and rural residential land uses. While the existing RR3 zoning district is intended for small-scale agricultural uses with larger rural home sites, the RR1 district is specifically designed to accommodate smaller rural residential parcels while preserving neighborhood integrity.

2. Is the new zoning designed to secure from fire and other dangers?

The subject property is currently served by the Billings Urban Fire Service Area (BUFSA). The RR1 zoning district includes development standards such as setbacks, access requirements, and maximum building coverage, which help ensure public safety and reduce potential fire or hazard risks. In addition, all future construction within the rezoned property will be subject to review through the zoning compliance permit process.

3. Will the new zoning facilitate the provision of transportation, water, sewerage, schools, parks and other public requirements?

Transportation: The property is accessed by existing public roads, and no additional transportation infrastructure is required. The zoning change does not increase density or traffic demand and will not impact current transportation facilities.

Water and Sewerage: If the proposed rezoning is approved, the property owner intends to proceed with a family transfer exemption. As part of the family transfer process, water and sewer provisions will be reviewed by the Montana Department of Environmental Quality (DEQ). The owners have indicated that no additional improvements are planned for the proposed lots at this time.

Schools and Parks: The proposed zoning does slightly increase residential density. Though often not utilized, the RR3 zoning does allow for more than one principal structure. Existing park services are sufficient to accommodate the current and future use of the property.

Fire and Police: The property is within the Billings Urban Fire District. Police services will continue to be provided by the Yellowstone County Sheriff's Office. No additional public safety infrastructure is required.

4. Will the new zoning promote health and general welfare?

The proposed zoning will promote health and general welfare by ensuring the property complies with zoning standards for residential use. It supports development consistent with surrounding neighborhoods and does not introduce any new impacts that would affect public health or safety. The proposed zoning of RR1 provides for a transitional zoning between the N3 to the south and RR3 to the north.

5. Will the new zoning provide adequate light and air?

The RR1 zoning district is designed to ensure adequate light and air for residential development. Development standards such as setbacks, access requirements, minimum and maximum lot sizes, and limits on building coverage are incorporated to promote proper spacing between structures and maintain neighborhood livability.

6. Will the new zoning effect motorized and non-motorized transportation?

The property owner does not intend to pursue additional development following the proposed family transfer. The intent is to create a separate lot containing the existing residence while leaving the remaining parcel unchanged. Should future development be considered, it could have some influence on transportation. However, the RR1 zoning district would allow for subdivision into 2 to 5 lots, which would be comparable in scale to surrounding development. The addition of 1 to 4 new residences would have a minimal impact on both motorized and non-motorized transportation in the area. Because the owner plans to utilize the family transfer exemption, the property will not undergo the subdivision review process. No changes to traffic, access, or infrastructure are anticipated.

7. Will the new zoning be compatible with urban growth in the vicinity of cities or towns?

The proposed zoning is compatible with any nearby urban development. The proposed zoning and development is consistent with residential lots in the area at this time. The subject property is suburban in character; therefore, a suburban zoning designation is appropriate. Rural Residential 1 (RR1) allows for lots ranging in size from 1 to 2.99 acres, which is consistent with the area's development pattern. By comparison, the Large Lot Suburban Neighborhood Residential (N4) district to the south and east (within the county) permits a maximum lot size of 43,559 square feet (less than one acre) per principal dwelling, while the Suburban Neighborhood Residential (N3) district to the immediate south (within the city) allows up to 40% lot coverage. Considering these standards, the RR1 zoning district provides the most suitable option for the property as a transition from RR3 zone to the north and the N3 zoning in the City limits of Billings to the south and aligns with the intent of the zoning code.

8. Does the new zoning consider the character of the district and the suitability of the property for particular uses?

The surrounding area is primarily made up of agriculture and similar residential zones, and the RR1 zoning district provides the most suitable option for the property as a transition from RR3 zone to the north and the N3 zoning in the City limits of Billings to the south and the zone change ensures consistency with the lot size requirements and intended residential use.

9. Will the new zoning conserve the value of buildings?

The proposed zoning itself will not affect building value. The proposed zoning will help conserve the value of buildings by aligning the zoning with the existing residential use and ensuring compliance with applicable zoning standards. The proposed zoning is compatible with adjacent land uses and is expected to help maintain and conserve the value of surrounding properties.

10. Will the new zoning encourage the most appropriate use of land in Yellowstone County?

The proposed zoning encourages the most appropriate use of land by aligning the zoning with existing residential development. It ensures the property complies with zoning standards and supports the continued residential character of the area, consistent with current nearby land uses and planning goals.

11. Will the new zoning, as nearly as possible, be compatible with the zoning of nearby cities and towns?

Similar to item 7 above, the proposed zoning is compatible with adjacent zoning in the City of Billings. The subject property is suburban in character; therefore, a suburban zoning designation is appropriate. Rural Residential 1 (RR1) allows for lots ranging in size from 1 to 2.99 acres, which is consistent with the area's development pattern. By comparison, the Large Lot Suburban Neighborhood Residential (N4) district permits a maximum lot size of 43,559 square feet (less than one acre) per principal dwelling, while the Suburban Neighborhood Residential (N3) district allows up to 40% lot coverage. Considering these standards, the RR1 zoning district provides the most suitable option for the property and aligns with the intent of the zoning code.

RECOMMENDATION

Staff recommends approval based on the proposed findings of the eleven criteria of Zone Change 731.

Attachments

Zoning Map & Site Photos
Application & Applicant Letter
Neighborhood Meeting Info.
History
Site Plan

Meeting Date: 09/18/2025

Title: County Zone Change 730 - 406 Johnson Lane - RR3 to RMH

Submitted For: Karen Husman

Submitted By: Karen Husman

TOPIC:

County Zone Change 730 – 406 Johnson Lane - A zone change request from Rural Residential 3 (RR3) to Residential Manufactured Home (RMH), on S30, T01 N, R27 E, S2S2SENW4 a 10 acre parcel of land. A pre-application neighborhood meeting was held on July 2, 2025, 5:00 p.m. at the Lockwood Fire Station. Tax ID: D06595

BACKGROUND:

The applicant has requested a zone change from Rural Residential 3 (RR3) to Residential Manufactured Home (RMH) for the western 6-acre portion of the subject property, legally described as S30, T01N, R27E, an unplatted parcel of land. The required pre-application neighborhood meeting was held on July 2, 2025, at 5:00 p.m. at the Lockwood Fire Station. Seven notified property owners attended. The applicant presented an aerial image and site plan identifying property boundaries and the proposed zone change area (approximately 800–850 feet of the western portion of the parcel). An overview of the RMH zoning district, including permitted uses, site and structure standards, and design criteria, was provided.

Neighborhood concerns included:

- Potential decrease in surrounding property values.
- Increased traffic impacts.
- Possible disruption to existing wildlife habitat.

The proposed zone change would allow the western 850+ feet (approximately 6 acres) of the property to be developed with manufactured homes. The applicant has indicated the intent is to provide affordable housing consistent with the existing RMH development located to the north. The current RR-3 zoning district is intended for single-family residences, with or without small-scale agricultural uses such as stables, livestock, or personal-use crop production. The district establishes basic height and setback requirements and requires lot sizes ranging from 3 to 10 acres. The RMH zoning district permits manufactured homes. Approval of this request would provide an opportunity for additional residential development that aligns with the adjacent RMH neighborhood, and aligns with the Lockwood Growth Policy for predictable land use decisions and preferred land use patterns.

The 2016 Lockwood Growth Policy indicates this area of Johnson Lane to have the proposed future land use of "Residential 7-10du/ac." The proposed zone change allows for residential manufactured homes adjacent to the existing residential manufactured homes of Emerald View. The proposed zoning allows for 50% lot coverage and 3,000 sqft per principal building with a 15 foot separation between principal buildings. The future development on the property could yield approximately 7 dwelling units per acre with the assumption of 20% of the acreage being designated for the design of internal streets and accommodation for setbacks.

Traffic on Johnson Lane and Old Hardin Road is monitored by the Planning Division's Transportation Planning staff. The latest data shows approximately 4,250 vehicle trips per day on Johnson Lane, south of Old Hardin Road, based on a three-year rolling average. Old Hardin Road experiences significantly higher daily traffic. The completion of the new bridge at the north end of Johnson Lane over the Yellowstone River and the future connection to Highway 312 and Main Street are expected to increase traffic around the Johnson Lane interchange. A complete reconstruction of the interchange, proposed as a \$45 million federal, state, and local project, is scheduled for 2028 as part of the Long Range

Transportation Plan for the metropolitan planning area of Yellowstone County. This section of Lockwood is anticipated to see increased traffic and demand for urban-level services over the next 10 years.

The County Zoning Commission conducted a public hearing on September 8, 2025, and is forwarding a recommendation of denial. Their determination contradicts staff's recommendation and findings. The Commission found that the proposal:

- Did not meet Growth Policy guidelines and was not compatible with surrounding land uses and existing development (Determination 1).
- Would have a significant impact on schools due to the potential number of residential units that could be developed on the property (estimated 80+ homes) (Determination 3).
- Would not conserve the value of existing buildings in the area (Determination 9).

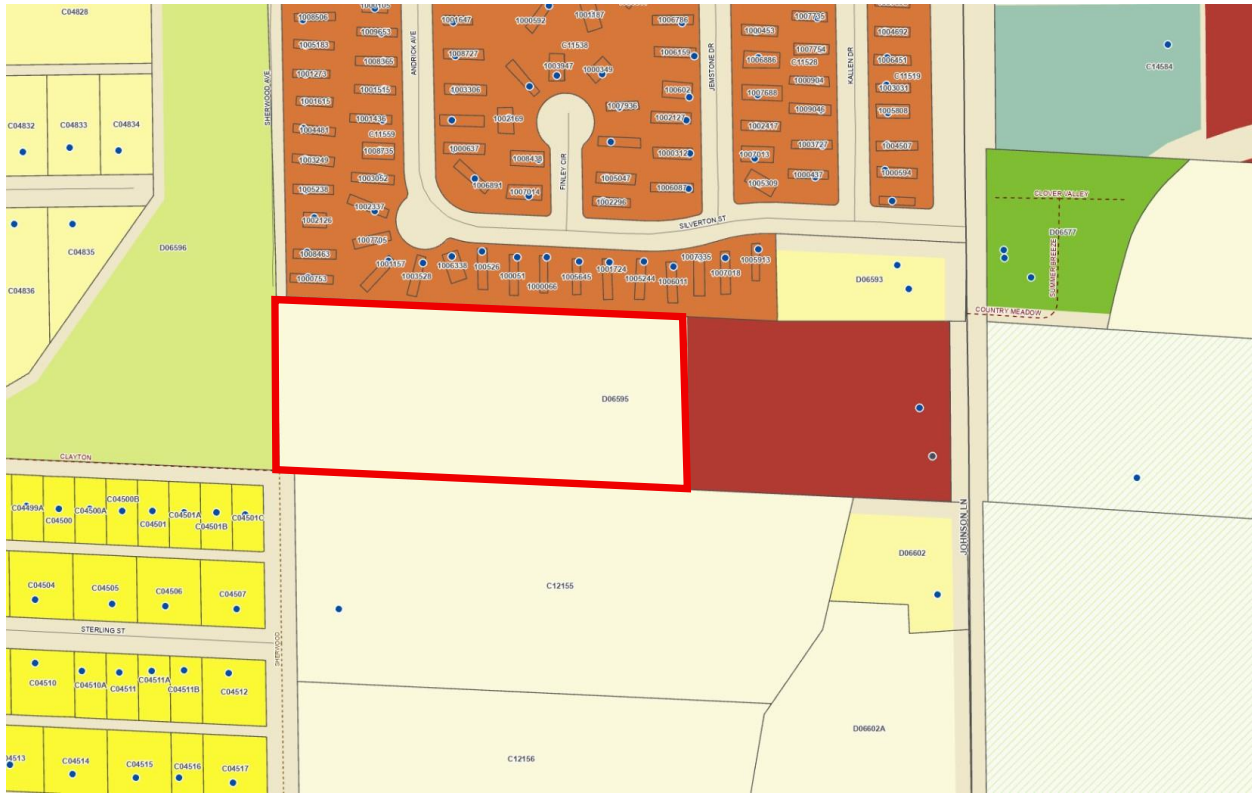
APPLICATION DATAOWNER: Christos & Tammi VlahosAGENT: Jeff Wollschlager, A-Line
DraftingLEGAL DESCRIPTION: S1/2S1/2SENW1/4 (approximately 10 acres total) of S30, T01 N, R27
EADDRESS: 406 Johnson LaneCURRENT ZONING: Rural Residential 3 (RR3) and General Commercial (C3) on the eastern 500 feetEXISTING LAND USE: Residential and Commercial (Total property)PROPOSED USE: Residential Manufactured Homes and Commercial (Total property)SIZE OF PARCEL: Approximately 10 acres, rezoned are is the property's western 6 acres. APPLICABLE ZONING HISTORYSee attachments.SURROUNDING LAND USE & ZONINGNORTH:Zoning: RMH - Residential Manufactured Home & N4 - Large Lot Suburban Neighborhood Residential Land Use: Emerald View Mobile Home Park & single-family residential SOUTH:Zoning: RR3 - Rural Residential 3Land Use: Single Family Residential EAST:Zoning: C3 - General Commercial & Ag - Agriculture Land Use: 4 acres of the subject property includes a single-family dwelling & Commercial Distributor. Across Johnson Lane is agricultural use.WEST:Zoning: RR3 (recently changed to N2 with zone change 729 on July 22nd, 2025)Land Use: Residential

RECOMMENDED ACTION:

The County Zoning Commission meeting was held on September 8, 2025. The Zoning Commission is recommending denial of the zone change.

-
- Attachments
 - Zoning Map & Site Photos
 - Staff Recommendation memo & findings
-

Attachments for County Zone Change 730



Attachments for County Zone Change 730



Attachments for County Zone Change 730



Attachments for County Zone Change 730



County Zoning Commission

Meeting Date: 09/08/2025

SUBJECT: County Zone Change 730 - 406 Johnson Lane - RR3 to RMH

THROUGH: Karen Husman

PRESENTED BY: Makayla Paul, Planner

Information

REQUEST

County Zone Change 730 -- 406 Johnson Lane - A zone change request from Rural Residential 3 (RR3) to Residential Manufactured Home (RMH), on S30, T01 N, R27 E, S2S2SE1/4 a 10 acre parcel of land. A pre-application neighborhood meeting was held on July 2, 2025, 5:00 p.m. at the Lockwood Fire Station. Tax ID: D06595

RECOMMENDATION

The Planning Division staff is recommending approval of the requested zone change and adoption of the findings of the eleven criteria of Zone Change 730.

APPLICATION DATA

OWNER: Christos & Tammi Vlahos

AGENT: Jeff Wollschlager, A-Line Drafting

LEGAL DESCRIPTION: S1/2S1/2SE1/4 (approximately 10 acres total) of S30, T01 N, R27 E

ADDRESS: 406 Johnson Lane

CURRENT ZONING: Rural Residential 3 (RR3) and General Commercial (C3) on the eastern 500 feet

EXISTING LAND USE: Residential and Commercial (Total property)

PROPOSED USE: Residential Manufactured Homes and Commercial (Total property)

SIZE OF PARCEL: Approximately 10 acres, rezoned area is the property's western 6 acres.

CONCURRENT APPLICATIONS

None

APPLICABLE ZONING HISTORY

See attachments.

SURROUNDING LAND USE & ZONING

NORTH: Zoning: RMH - Residential Manufactured Home & N4 - Large Lot Suburban Neighborhood Residential
Land Use: Emerald View Mobile Home Park & single-family residential

SOUTH: Zoning: RR3 - Rural Residential 3
Land Use: Single Family Residential

EAST: Zoning: C3 - General Commercial & Ag - Agriculture
Land Use: 4 acres of the subject property includes a single-family dwelling & Commercial Distributor. Across Johnson Lane is agricultural use.

WEST: Zoning: RR3 (recently changed to N2 with zone change 729 on July 22nd, 2025)
Land Use: Residential

BACKGROUND

The applicant has requested a zone change from Rural Residential 3 (RR3) to Residential Manufactured Home (RMH) for the western 6-acre portion of the subject property, legally described as S30, T01N, R27E, an unplatted parcel of land. The required pre-application neighborhood meeting was held on July 2, 2025, at 5:00 p.m. at the Lockwood Fire Station. Seven notified property owners attended. The applicant presented an aerial image and site plan identifying property boundaries and the proposed zone change area (approximately 800--850 feet of the western portion of the parcel). An overview of the RMH zoning district, including permitted uses, site and structure standards, and design criteria, was provided. Neighborhood concerns included:

- Potential decrease in surrounding property values.
- Increased traffic impacts.
- Possible disruption to existing wildlife habitat.

The proposed zone change would allow the western 850+ feet (approximately 6 acres) of the property to be developed with manufactured homes. The applicant has indicated the intent is to provide affordable housing consistent with the existing

RMH development located to the north. The current RR-3 zoning district is intended for single-family residences, with or without small-scale agricultural uses such as stables, livestock, or personal-use crop production. The district establishes basic height and setback requirements and requires lot sizes ranging from 3 to 10 acres. The RMH zoning district permits manufactured homes. Approval of this request would provide an opportunity for additional residential development that aligns with the adjacent RMH neighborhood, and aligns with the Lockwood Growth Policy for predictable land use decisions and preferred land use patterns.

The 2016 Lockwood Growth Policy indicates this area of Johnson Lane to have the proposed future land use of "Residential 7-10du/ac." The proposed zone change allows for residential manufactured homes adjacent to the existing residential manufactured homes of Emerald View. The proposed zoning allows for 50% lot coverage and 3,000 sqft per principal building with a 15 feet separation between principal buildings. The future development on the property could yield approximately 7 dwelling units per acre with the assumption of 20% of the acreage being designated for the design of internal streets and accommodation for setbacks.

Traffic on Johnson Lane and Old Hardin Road is monitored by the Planning Division's Transportation Planning staff. The latest data shows approximately 4,250 vehicle trips per day on Johnson Lane, south of Old Hardin Road, based on a three-year rolling average. Old Hardin Road experiences significantly higher daily traffic. The completion of the new bridge at the north end of Johnson Lane over the Yellowstone River and the future connection to Highway 312 and Main Street are expected to increase traffic around the Johnson Lane interchange. A complete reconstruction of the interchange, proposed as a \$45 million federal, state, and local project, is scheduled for 2028 as part of the Long Range Transportation Plan for the metropolitan planning area of Yellowstone County. This section of Lockwood is anticipated to see increased traffic and demand for urban-level services over the next 10 years.

Planning staff has reviewed the application, the zoning history of the surrounding area, the Lockwood Growth Policy and transportation improvements planned for this area and is recommending approval of the zone change.

SUMMARY

The Yellowstone County Zoning Commission, prior to any recommendation, shall consider the following:

1. Is the new zoning designed in accordance with the Yellowstone County 2008 Growth Policy?

The proposed zoning does comply with the following goals of the 2016 Lockwood Growth Policy and Lockwood Community Plan:

- *Predictable land use decisions that are consistent with neighborhood character and preferred land use patterns identified in the Growth Policy (Page 34 LGP).* The proposed zoning would allow more housing that is compatible with the surrounding land uses and neighborhoods.
- *Affordable housing for all income levels throughout the City and the County. - 2008 Yellowstone County Growth Policy and Community Goals of the Lockwood Growth Policy*

The diversity of land uses in Lockwood is part of what has built its identity as an independent community in the County. There is adjacent development to the north that includes RMH development. The goal of the developer and the use of manufactured housing allows for affordable housing options within Yellowstone County.

The proposed zoning supports this goal by aligning the zoning designation with the existing residential development on the property to the north. It ensures compatibility with surrounding zoning and reflects the established development pattern in the area.

2. Is the new zoning designed to secure from fire and other dangers?

The subject property is currently served by the Lockwood Fire Department with mutual aid from the Billings Fire Department. The property has an existing residential approach from Johnson Lane, a principal arterial street. Any new commercial development will have access to Johnson Lane. Any new development will be required coordinate with Yellowstone County Public Works regarding any required improvements to the approach associated with any new development. Additionally, when four or more spaces are created for lease or rent of mobile homes, these undergo design review through the Yellowstone County Subdivision Regulations and starting October 1, 2025 will be processed using the Buildings for Lease or Rent Regulations. If new lots are created the property will undergo subdivision and be subject to subdivision regulations. The property is served by the Lockwood Water District. There is an existing fire hydrant across the street at 425 Johnson Lane. The fire department may require additional fire suppression with any new development of the property.

3. Will the new zoning facilitate the provision of transportation, water, sewerage, schools, parks and other public requirements?

Transportation: Development under the new zoning may increase traffic on Johnson Lane, a principal arterial street. The level of traffic increase will be dependent on the type of new use or uses proposed. Should the property be subdivided,

the need for a traffic impact study would be triggered at 300 trips per day or 50 or more peak-hour trips. Johnson Lane carries approximately 4,250 vehicle trips per day south of Old Hardin Road.

Water and Sewerage: The property is within the Lockwood Water and Sewer District. Water and Sewer needs will be evaluated at the time of development.

Schools and Parks: The proposed zoning may have an impact on the local schools as new student population will be determined depending on the residential family types once the development is completed. The proposed zoning should not significantly impact parks.

Fire and Police: The subject property is serviced by the Lockwood Fire Department and the Yellowstone County Sheriff's Department. Both departments did not provide comments regarding the zone change impacts.

4. Will the new zoning promote health and general welfare?

The new zoning will allow new development in an area identified 9 years ago to have 7-10 dwelling units per acre and be adjacent to the future Lockwood Town Center area that will include commercial and mixed uses and a variety of housing choices for existing and new Lockwood residents. The potential for new development will require to submit a zoning compliance permit application. Site design and associated impacts are required to follow Building Code, Zoning Regulations, Lockwood Water and Sewer District requirements and DEQ Stormwater requirements. The proposed zoning is intended to provide residential housing, the intent is to promote health and general welfare. It supports development consistent with surrounding neighborhoods and does not introduce any new impacts that would affect public health or safety.

5. Will the new zoning provide adequate light and air?

The proposed zoning entails specific regulations concerning minimum setbacks, maximum building heights, separation between building requirements, and maximum lot coverage. These stipulations are designed to ensure sufficient light and air access to both the subject property and neighboring properties.

6. Will the new zoning effect motorized and non-motorized transportation?

The proposed zoning itself will not generate more traffic. Any new development on the property may generate additional traffic on Johnson Lane. The impact of the new traffic will be evaluated at the time of development. Johnson Lane is slated to have pedestrian facilities as part of the Long Range Transportation Plan for the planning area. Any new development may require contributions to the development of pedestrian facilities. Pedestrian traffic in the area is limited due to no pedestrian facilities. The Lockwood Pedestrian Safety District is working to get sidewalks in Lockwood, it would be beneficial for the development and the Lockwood community to include sidewalks along Johnson Lane. The requirement for sidewalk on this property adjacent to Johnson Lane would not be triggered unless this property undergoes a future subdivision.

7. Will the new zoning be compatible with urban growth in the vicinity of cities or towns?

The proposed zoning is compatible with any nearby urban development. The proposed zoning and development is consistent with residential lots in the area at this time. The proposed zoning supports this by aligning the zoning designation with the existing residential development on the property to the north. It ensures compatibility with surrounding zoning and reflects the established development pattern in the area.

8. Does the new zoning consider the character of the district and the suitability of the property for particular uses?

The surrounding area is primarily made up of agriculture and similar residential zones, and the RMH zoning aligns with existing development patterns at this time. The subject property is in an area that is a mix of commercial and residential uses. The property is suitable for residential uses and the site development will be in character with the adjacent uses specifically to the north. The subject property is in an area that is a mix of low-density residential and agricultural uses on the adjacent properties. The portion of the subject property requested for rezoning has been identified in the 2016 Lockwood Growth Policy with the designation of 7 -10 dwelling units per acre. The proposed zoning aligns with the density designation within the growth policy due to the proximity of public water and sewer.

9. Will the new zoning conserve the value of buildings?

The proposed zoning will help conserve the value of buildings by aligning the zoning with the adjacent residential development and ensuring compliance with applicable zoning standards. The new zoning will allow the development of new residential uses adjacent to RMH zoned property. The proposed development will conserve the value of existing structures and adjacent properties through compatible land uses.

10. Will the new zoning encourage the most appropriate use of land in Yellowstone County?

The proposed zoning encourages the most appropriate use of land by aligning the zoning with existing residential development. It ensures the property complies with zoning standards and supports the continued residential character of the area, consistent with current nearby land uses and planning goals. The property is suitable for uses allowed in the RMH zoning district.

11. Will the new zoning, as nearly as possible, be compatible with the zoning of nearby cities and towns?

The proposed zoning is not close to the City of Billings and is consistent with the existing pattern of development in the area and will fit the current residential uses.

RECOMMENDATION

Staff recommends approval based on the proposed findings of the eleven criteria of Zone Change 730.

Attachments

Zoning Map & Site Photos
Application & Applicant Letter
Site Plan
Zoning History
Neighborhood Meeting Info.

B.O.C.C Thursday Discussion

4. a.

Meeting Date: 09/18/2025

Title: Metra Nonprofit Policy

Submitted By: Steve Williams

TOPIC:

Metra Nonprofit Policy

BACKGROUND:

The Metra has drafted a policy for reduced rents and possible financial assistance for nonprofit renters.

RECOMMENDED ACTION:

Discuss

Attachments

Metra Nonprofit Policy

MetraPark Nonprofit Funding Policy (2025)

MetraPark Mission Statement: MetraPark is a multi-use complex serving the entertainment, trade, athletic, educational, and agricultural needs for this region, by providing quality facilities, programs, and events, with complete and efficient service for the economic benefit of the region.

In maintaining this Mission Statement, the pricing to lease facilities on the MetraPark campus includes an option for a reduced rental rate for qualifying nonprofit organizations. A 50% reduction of the rent will apply for any eligible nonprofit organization or governmental entity, provided all required documentation is submitted and the organization is in good standing. All user services, CIP (Capital Improvement Project) fees, and any additional ticket fees, will still be charged at current rates.

Nonprofit groups that wish to seek financial assistance beyond the rental discount may submit a funding request to the Board of County Commissioners (“BOCC”) for consideration at a properly noticed public meeting. Any financial assistance approved by the BOCC will be appropriated consistent with Montana law and applied directly to MetraPark for the purpose of supporting the organization’s use of MetraPark facilities. Approval of funding assistance is at the sole discretion of the BOCC and subject to available appropriations. Submission of a request does not create any entitlement or guarantee of funding.

I. Purpose:

The purpose of this policy is to establish uniform procedures for eligible nonprofit organizations seeking rental discounts and, if applicable, financial assistance from the BOCC in connection with their use of MetraPark facilities.

II. Scope:

This policy applies to eligible nonprofit organizations and government entities that lease facilities at MetraPark and seek rental discounts or financial assistance under this policy.

III. Definition of a nonprofit organization:

For purposes of this policy, a nonprofit organization means:

- An organization registered and in good standing with the Montana Secretary of State; and
- Recognized by the Internal Revenue Service under 26 U.S.C. § 501(c) as tax-exempt.

IV. Policy Overview:

This policy provides:

1. A 50% rental discount for eligible nonprofit organizations and government entities, upon submission of required documentation.

2. A process by which eligible nonprofits may request additional financial assistance from the BOCC, subject to available appropriations and upon a determination by the BOCC that the request serves a valid public purpose consistent with MetraPark's mission.

V. Procedures:

1. **Eligibility and Documentation.** Eligible nonprofits must first execute a lease contract with MetraPark and provide all required documentation, including:
 - Certificate of Insurance (COI);
 - Proof of registration and good standing with the Montana Secretary of State; and
 - Proof of federal tax-exempt status.
2. **Application.** After executing the lease, nonprofits seeking additional financial assistance must submit a written request to the Commissioners' Office. The request must include supporting documentation addressing the criteria below.
3. **Hearing and Consideration.** Requests will be placed on a properly noticed BOCC agenda and considered at a public meeting.
4. **Evaluation Criteria.** In reviewing requests, the BOCC may consider, among other factors:
 - Alignment of the proposed use with MetraPark's mission (entertainment, trade, athletic, educational, or agricultural benefit to the region);
 - Demonstrated community benefit of the event or activity;
 - Financial need of the applicant and the extent to which County assistance will leverage other funding;
 - The applicant's past compliance with MetraPark policies, lease terms, and County requirements; and
 - Availability of appropriated funds.
5. **Decision.** Funding determinations shall be made by majority vote of the BOCC and documented in the public record, including a finding that the award serves a valid public purpose consistent with MetraPark's mission.
6. **No Entitlement.** Submission of a request does not create any entitlement or guarantee of funding. Approval of assistance is at the sole discretion of the BOCC and subject to available appropriations.

B.O.C.C Thursday Discussion

4. b.

Meeting Date: 09/18/2025

Title: Ivy Correctional Medicine- staffing proposal STDF

Submitted For: Melissa Williams, Deputy County Attorney

Submitted By: Melissa Williams, Deputy County Attorney

TOPIC:

Ivy Correctional Medicine- Staffing Proposal STDF

BACKGROUND:

Ivy Correctional Medicine- staffing proposal STDF

RECOMMENDED ACTION:

Agenda Item

Attachments

Ivy Proposal STDF

To: Yellowstone County Commissioners
From: Ivy Correctional Medicine
Subject: Options for Medical Coverage in the 72-Hour Hold Unit
Date: 09/11/2025

Executive Summary

Yellowstone County's new 72-hour hold unit will significantly increase bookings—potentially tripling the current daily intake. While the medical complexity of this population remains uncertain, Ivy's original proposal anticipated a high number of patients withdrawing from substances, managing uncontrolled chronic conditions, or experiencing psychiatric crises. We understand the County anticipates that most individuals will be stable.

In response, Ivy has developed two service options tailored to a less acutely ill population while still providing appropriate medical oversight given the unit's high turnover. Both options rely on detention staff to monitor patients between nursing rounds, with Ivy nurses conducting rounds twice daily, reviewing new intakes, seeing patients, and performing medication pass. Ivy staff would also respond when called by detention officers. The only difference between the two options is who conducts the initial booking questionnaire—an Ivy nurse (Option 1) or detention staff (Option 2).

To safeguard against unanticipated medical complexity, a call-back fee structure is proposed to allow resources to scale up if utilization between rounds proves higher than expected. This approach keeps baseline costs lower while ensuring that care can expand to meet patient needs.

Background and Context

The new 72-hour hold unit represents an operational shift for YCDF. At full capacity, the unit could see as many as 20,000 bookings annually, compared with 6,625 bookings last year at the jail. Because the average length of stay is expected to be less than 24 hours, turnover will be rapid, prompting Ivy to develop separate systems, policies, and procedures for the 72 hour hold unit and allocate appropriate resources to manage the turnover.

Ivy's original proposal assumed a high-acuity population and therefore included 24/7 onsite coverage. That model is not included here. Instead, the two options below are offered at lower cost by limiting continuous medical presence in the unit. Both options preserve key safeguards: twice-daily nursing rounds, structured medication pass, suicide evaluation, and the ability to call Ivy staff when concerns arise. The original proposal presented a plan for only the first phase - up to 20 inmates. The two options presented here are for the fully open operation of the unit.

Model Comparison

	Option 1 Nursing Rounds + Intake	Option 2 Nursing Rounds Basic
Booking Questionnaire	Ivy Staff	Detention Officers
Nursing Model	Twice-daily rounds + on-call	Twice-daily rounds + on-call
Acute Triage	Detention Officers	Detention Officers
Med Pass	Ivy Staff	Ivy Staff
Provider Assessment/Treatment	Med Approval + On Call	Med Approval + On Call
SI Clearance	Ivy Staff	Ivy Staff
Base Cost	\$658,793	\$461,166
Nurse Call-Back	\$100	\$100
Provider Call-Back (0800-1700)	\$200	\$200
Provider Call-Back (1700-0800)	\$400	\$400

Components of Care

Booking Questionnaire

At intake, a condensed medical screening must be conducted.

- **Option 1:** Ivy staff perform intake 24/7, ensuring medical questions are asked and recorded at booking.
- **Option 2:** Detention officers conduct the intake screen. Ivy would provide training to officers, including clear guidance on when to request an immediate medical consult.

Nursing Model & Acute Triage

In both options, Ivy nurses conduct rounds twice daily before med pass. During rounds, they:

- See all patients booked in the prior 12 hours, address short-term medical needs, and prepare medications for distribution.
- Address nursing-level concerns raised by officers for inmates that have been in the unit for more than 12 hours.

Between rounds, detention staff are responsible for identifying urgent needs. Ivy will provide officer training to support this role. If nurses are called in between rounds, a call fee is assessed.

Med Pass

In both models, Ivy staff conduct medication pass twice daily.

Provider Assessment/Treatment

Providers must approve medications and handle needs beyond nursing scope.

- Ivy providers review medications and weigh in on patient care remotely during nursing rounds.
- Providers are available for call-backs as needed (\$200 during business hours, \$400 after hours).

Suicidal Ideation Clearance

In all options, Ivy providers or therapists conduct suicide clearances, as required by policy.

Conclusion

Both models maintain core safeguards—twice-daily nursing rounds, medication management, and suicide clearance—while relying on detention staff to monitor patients between rounds. Option 1 adds Ivy staff at intake to reduce the risk of missed information, while Option 2 lowers costs further by shifting that role to detention staff, supported by Ivy training. In either case, the call-back system allows resources to scale if patient needs are higher than expected, keeping baseline costs predictable while ensuring flexibility.

Ivy Correctional Medicine values the opportunity to collaborate with Yellowstone County on this new unit. Our aim is to strike the right balance between patient care and fiscal responsibility, and we are committed to being a responsive, long-term partner as the unit develops.

Meeting Date: 09/18/2025

Title: MOU - LWSD Phase 3 YC Street Restoration

Submitted For: Monica Plecker, Public Works Director

Submitted By: Jay Anderson, Deputy Public Works Director

TOPIC:

Memorandum of Understanding (MOU) for Lockwood Water and Sewer District (LWSD) and Yellowstone County Public Works (YCPW) Addressing the Restoration of Paved Residential Streets Associated with the LWSD Phase 3 Sewer Subdistrict and Lockwood Subdivision Water Improvements Project

BACKGROUND:

LWSD intends to extend sanitary sewer mains and services and replace existing water mains and services as part of the Phase 3 Sewer Subdistrict and Lockwood Subdivision Water Improvement Project (refer to the provided map). These projects require trenching within existing gravel and paved roads. Many of the impacted paved roads currently need maintenance in the form of an overlay. Historically, YCPW has maintained these paved roads. YCPW believes there are economic advantages to having LWSD's contractor overlay these paved roads as they are already on-site, and the projects require asphalt trench restoration. The low-bid contractor has performed services for YCPW previously. YCPW deems the contractor capable of performing the work.

The MOU with LWSD and YCPW outlines the financial contributions for providing a full-width 2-inch asphalt overlay on existing paved residential streets associated with the LWSD Phase 3 Sewer Subdistrict and Lockwood Subdivision Water Improvements project. LWSD will pay for the asphalt trench restoration to existing asphalt grade. LWSD's contribution is \$1,125,369. YCPW's contribution for the full-width overlay is \$2,521,506. The MOU states that the contribution from YCPW is to be made in two annual payments of \$1,260,753 each.

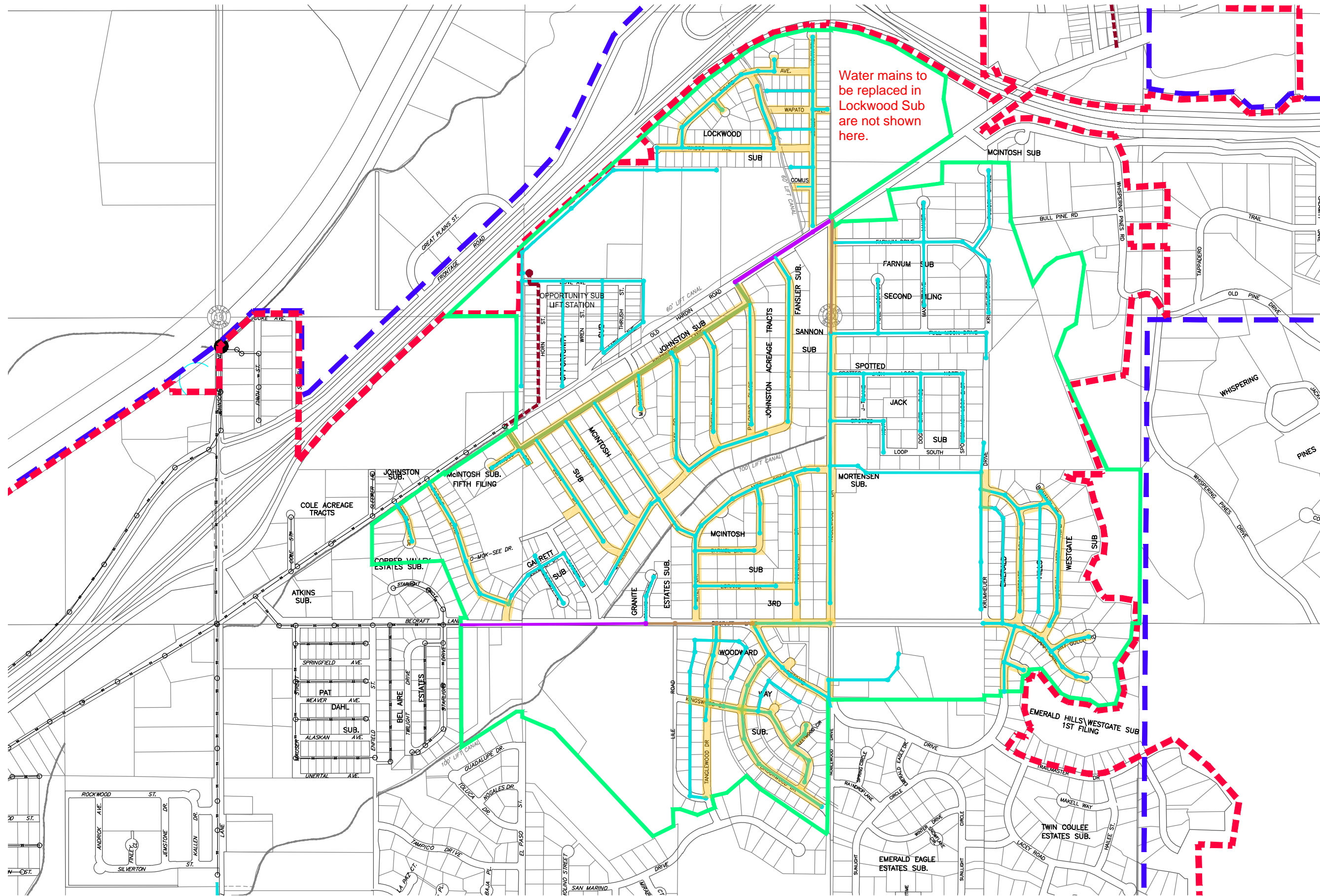
RECOMMENDED ACTION:

Discussion.

Attachments

Overlay Map

Costs



STREET OVERLAY KEY

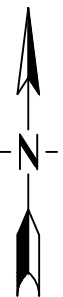
2" OVERLAY

LEGEND

- LOCKWOOD WATER & SEWER DISTRICT BOUNDARY
- WATER & SEWER SERVICE AREA BOUNDARY
- PHASE 3 SEWER SUBDISTRICT

KEY

- NEW 15" SS
- NEW 12" SS
- NEW 10" SS
- NEW 8" SS
- FORCEMAIN
- NEW LIFT STATION
- EXISTING PHASE 1/2 SAN SEWER



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APPR. BY: JAC
DATE: 10/2024

LOCKWOOD WATER AND SEWER DISTRICT
PHASE 3 SEWER SUBDISTRICT AND
LOCKWOOD SUBDIVISION WATER IMPROVEMENTS

PROJECT NO.
0849.043.00

FIGURE NUMBER

FIG 1

STREET OVERLAY MAP

V:\0849\043 - Ph 3\ACAD\Exhibits\StreetOverlay.dwg Plotted by randy laran on Oct/23/2024

Lockwood Water and Sewer District (LWSD)

**Phase 3 Sewer Subdistrict
Lockwood Subdivision Water Improvements
Residential Street Restoration Summary**

	Cost
Phase 3 Sewer Subdistrict (sewer)	\$959,191
Lockwood Subdivision Water Improvements (water)	\$166,178
LWSD Subtotal	\$1,125,369
Yellowstone County Contribution	\$2,521,506
Total	\$3,646,875

Lockwood Water and Sewer District (LWSD)

Phase 3 Sewer Subdistrict

Lockwood Subdivision Water Improvements

Yellowstone County Contribution for Residential Street Restoration

The LWSD Ph 3 Sewer Subdistrict and Lockwood Subdivision Water Improvements Project will pay to restore sewer and water trench areas with Type 2A and Type 2B street restoration as designated in the construction drawings. Outside of the utility trench areas, Yellowstone County will contribute funds to complete a full width 2" overlay for existing non-gravel residential streets. Costs are based on the apparent low bidder bid prices received on 7/22/2025.

2" Overlay - Schedules 1A and 2 (Lockwood Subdivision):							
	Total Bid Qty ²	Sewer Trench Areas ^{3,4}	Water Trench Areas ^{3,4}	Total Bid Qty Less Swr & Wtr	Unit	Unit Price ⁵	Total Price
Type 2B Street Restoration	24,604	5,398	7,221	11,985	SY	\$21	\$251,683
Mob/Demob; TBI, and General Requirements (10%) ⁶	1				LS	\$24,111	\$24,111
Total							\$275,794

2" Overlay - Schedule 1B (McIntosh Subdivision, Copper Valley Dr, and Saddle Ln):							
	Total Bid Qty	Sewer Qty		Total Bid Qty Less Sewer	Unit	Unit Price	Total Price
Type 2A Street Restoration	70,033	20,072		49,961	SY	\$23	\$1,149,111
Mob/Demob; TBI, and General Requirements (7%) ⁶	1				LS	\$83,196	\$83,196
Total							\$1,232,306

2" Overlay - Schedule 1C (Woodward Way Subdivision):							
	Total Bid Qty	Sewer Qty		Total Bid Qty Less Sewer	Unit	Unit Price	Total Price
Type 2B Street Restoration	28,073	5,770		22,303	SY	\$20	\$446,053
Mob/Demob; TBI, and General Requirements (8%) ⁶	1				LS	\$35,149	\$35,149
Total							\$481,202

2" Overlay - Schedule 1D (Noblewood Dr and Emerald Hills Westgate Subdivision):							
	Total Bid Qty	Sewer Qty		Total Bid Qty Less Sewer	Unit	Unit Price	Total Price
Type 2A Street Restoration (Noblewood Dr)	9,531	3,018		6,513	SY	\$24	\$156,301
Type 2B Street Restoration (Emerald Hills Westgate Sub)	21,451	5,869		15,582	SY	\$21	\$327,213
Mob/Demob; TBI, and General Requirements (10%) ⁶	1				LS	\$48,690	\$48,690
Total							\$532,204

Yellowstone County Residential Street Restoration Contribution Total (all schedules)	\$2,521,506
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- Notes:
1. Sewer mains will be installed in all residential areas noted above. Water mains will only be replaced in Lockwood Subdivision.
 2. The total bid quantity areas for residential streets was determined using AutoCAD and is based on the existing edge of asphalt as determined by LiDar survey work.
 3. Trench areas are calculated in AutoCAD assuming 9-ft wide trenches along main lines and 7-ft wide trenches along service lines for both sewer and water and along fire hydrants.
 4. In Lockwood Subdivision, overlapping sewer and water trench areas have been totaled and half of this area allocated to the sewer trench area and half to the water trench area.
 5. Type 2A and Type 2B street restoration unit prices are based on the apparent low bidder bid prices received on 7/22/2025.
 6. The percentage for mobilization/demobilization; taxes, bonds, and insurance; and General Requirements is calculated per schedule from the apparent low bidder bid prices received on 7/22/2025.

Lockwood Water and Sewer District (LWSD)**Phase 3 Sewer Subdistrict
Street Restoration**

The LWSD Ph 3 Sewer Subdistrict and Lockwood Subdivision Water Improvements Project will pay to restore sewer and water trench areas with Type 2A and Type 2B street restoration as designated in the construction drawings. Outside of the utility trench areas, Yellowstone County will contribute funds to complete a full width 2" overlay for existing non-gravel residential streets. Costs are based on the apparent low bidder bid prices received on 7/22/2025.

2" Overlay - Schedules 1A and 2 (Lockwood Subdivision):				
	Sewer Trench Areas ^{3, 4}	Unit	Unit Price ⁵	Total Price
Type 2B Street Restoration	5,398	SY	\$21	\$113,351
Mob/Demob; TBI, and General Requirements (10%) ⁶		LS	\$10,859	\$10,859
Total				\$124,210

2" Overlay - Schedule 1B (McIntosh Subdivision, Copper Valley Dr, and Saddle Ln):				
	Sewer Qty	Unit	Unit Price	Total Price
Type 2A Street Restoration	20,072	SY	\$23	\$461,648
Mob/Demob; TBI, and General Requirements (7%) ⁶		LS	\$33,423	\$33,423
Total				\$495,072

2" Overlay - Schedule 1C (Woodward Way Subdivision):				
	Sewer Qty	Unit	Unit Price	Total Price
Type 2B Street Restoration	5,770	SY	\$20	\$115,407
Mob/Demob; TBI, and General Requirements (8%) ⁶		LS	\$9,094	\$9,094
Total				\$124,501

2" Overlay - Schedule 1D (Noblewood Dr and Emerald Hills Westgate Subdivision):				
	Sewer Qty	Unit	Unit Price	Total Price
Type 2A Street Restoration (Noblewood Dr)	3,018	SY	\$24	\$72,443
Type 2B Street Restoration (Emerald Hills Westgate Sub)	5,869	SY	\$21	\$123,258
Mob/Demob; TBI, and General Requirements (10%) ⁶		LS	\$19,707	\$19,707
Total				\$215,408

Yellowstone County Residential Street Restoration Contribution Total (all schedules)	\$959,191
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Notes:

1. Trench areas are calculated in AutoCAD assuming 9-ft wide trenches along main lines and 7-ft wide trenches along service lines for both sewer and water and along fire hydrants.
2. In Lockwood Subdivision, overlapping sewer and water trench areas have been totaled and half of this area allocated to the sewer trench area and half to the water trench area.
3. Type 2B street restoration unit prices are based on the apparent low bidder bid prices received on 7/22/2025.
4. The percentage for mobilization/demobilization; taxes, bonds, and insurance; and General Requirements is calculated per schedule from the apparent low bidder bid prices received on 7/22/2025.

Lockwood Water and Sewer District (LWSD)

Lockwood Subdivision Water Improvements Street Restoration

The quantity for Type 2B street restoration for the water main trench restoration in Lockwood Subdivision is included in Schedule 1A (wastewater). Therefore, the following cost is subtracted from the total sewer construction cost in the Ph 3 Sewer Subdistrict Uniform Budget and the same cost is added to the total water construction cost in the Lockwood Subdivision Water Improvements Uniform Budget.

2" Overlay - Schedule 2 (water):				
	Water Trench Areas ^{1, 2}	Unit	Unit Price ³	Total Price
Type 2B Street Restoration	7,221	SY	\$21	\$151,650
Mob/Demob; TBI, and General Requirements (10%) ⁴		LS	\$14,528	\$14,528
Total				\$166,178

Notes:

1. Trench areas are calculated in AutoCAD assuming 9-ft wide trenches along main lines and 7-ft wide trenches along service lines for both sewer and water and along fire hydrants.
2. In Lockwood Subdivision, overlapping sewer and water trench areas have been totaled and half of this area allocated to the sewer trench area and half to the water trench area.
3. Type 2B street restoration unit prices are based on the apparent low bidder bid prices received on 7/22/2025.
4. The percentage for mobilization/demobilization; taxes, bonds, and insurance; and General Requirements is calculated per schedule from the apparent low bidder bid prices received on 7/22/2025.

B.O.C.C Thursday Discussion

5. b.

Meeting Date: 09/18/2025

Title: Park Projects and Funding Requests

Submitted For: Monica Plecker, Public Works Director

Submitted By: Monica Plecker, Public Works Director

TOPIC:

Park Projects and Funding Requests

BACKGROUND:

Public Works Staff will provide an update on recent citizen requests for park improvements and staff recommendations.

RECOMMENDED ACTION:

Discuss.

B.O.C.C Thursday Discussion

6. a.

Meeting Date: 09/18/2025

Title: Ostlund Building Update - 9/18/2025

Submitted For: Matt Kessler, Purchasing Agent

Submitted By: Matt Kessler, Purchasing Agent

TOPIC:

Ostlund Building Update - 9/18/2025

BACKGROUND:

Update on the Ostlund Building construction project and timeline.

RECOMMENDED ACTION:

Discuss

B.O.C.C Thursday Discussion

6. b.

Meeting Date: 09/18/2025

Title: Extension Building Renovation

Submitted For: Matt Kessler, Purchasing Agent

Submitted By: Matt Kessler, Purchasing Agent

TOPIC:

Extension Building Renovation

BACKGROUND:

Discuss the renovation plans and timelines for phasing the Extension Building located at 2320 3rd Ave North.

RECOMMENDED ACTION:

Discuss

B.O.C.C Thursday Discussion

6. c.

Meeting Date: 09/18/2025

Title: YCDF Lobby Renovations

Submitted By: Steve Williams

TOPIC:

YCDF Lobby Renovations

BACKGROUND:

There has been some confusion regarding the proposed renovations at the YCDF. The proposed renovations may impact the lobby by impeding access to the public restrooms, administrative areas, etc.

RECOMMENDED ACTION:

Discuss with the sheriff's office, the architects, and any other involved parties.

B.O.C.C Thursday Discussion

1.

Meeting Date: 09/18/2025

Title: Commissioner Appointments to TIFF Boards

Submitted By: Erika Guy

TOPIC:

Commissioner Appointments to TIFF Boards

BACKGROUND:

Appointments to DBP, SBBURD & EBURD

RECOMMENDED ACTION:

Discuss
