

COMMISSIONER MEETINGS

All meetings take place in the Commissioners Conference Room (308)
located in the Ostlund Building @ 2825 3rd Ave N (3rd Floor)
and are open to the public unless otherwise noted

THURSDAY - MARCH 19, 2026

8:45 Calendar

9:00 COMMISSIONERS DISCUSSION

PLEDGE

DEPARTMENTS

1. **Joe Beeson** - Elder Grove School
2. **Planning Department** - Land Use Violations at 4638 Metzger Road Within Special Zoning District 14
3. **Elections** - Polling Place Relocation - Laurel
4. **Finance** -
 - a. Discussion Regarding Roles for Proposed SCADA Grant Sponsorship
 - b. Ostlund Building Parking Lot Changes
 - c. Ostlund Building Security Services RFP

COMMISSIONERS

1. 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: 03/19/2026

Title: Joe Beeson - Elder Grove School

Submitted By: Erika Guy

TOPIC:

Joe Beeson - Elder Grove School

BACKGROUND:

NA

RECOMMENDED ACTION:

Discuss

B.O.C.C Thursday Discussion

2.

Meeting Date: 03/19/2026

Title: Land Use Violations at 4638 Metzger Road

Submitted For: Karen Husman

Submitted By: Karen Husman

TOPIC:

Planning Department - Land Use Violations at 4638 Metzger Road Within Special Zoning District 14

BACKGROUND:

Nora and Gary Mueller are the owners of real property located at 4638 Metzger Road, legally described as Tract 1 of Certificate of Survey No. 3623, consisting of approximately 1.576 acres and improved with a single-family residence. The property is located within Yellowstone County Special Zoning District No. 14. Attached for reference are the survey, line map, and two aerial maps of the property.

On January 14, 2026, the City of Billings/Yellowstone County Planning Department issued written notice to the Mueller's advising them that the property must be brought into compliance with County land use regulations by February 14, 2026.

On February 11, 2026, the Department issued a second notice granting a fifteen (15) day extension (from the February 14, 2026 deadline), establishing a new compliance deadline of March 2, 2026.

On March 11, 2026, following the expiration of the extended compliance deadline, Department staff conducted a site inspection from Metzger Road and determined that the property remained out of compliance.

On March 12, 2026, the Department issued a third notice advising the Mueller's that the County would pursue a court order to compel compliance with County land use regulations.

RECOMMENDED ACTION:

Despite repeated notices, extensions, and efforts to secure voluntary compliance, the Mueller's have failed to bring the property into compliance with applicable land use regulations. Accordingly, the Planning Department respectfully requests that the Board authorize the Yellowstone County Attorney's Office to initiate a civil action to compel compliance. The Board possesses the authority to initiate litigation on behalf of Yellowstone County. While the Department would have preferred voluntary compliance, it cannot delay enforcement indefinitely.

Attachments

Commissioner Letter requesting action

Violation attachments

Violation photos



City/County
Planning Division
Billings
Metropolitan
Planning
Organization

MAIL TO:
PO Box 1178
Billings, MT 59103
ADDRESS:
316 N 26th ST.
5th Floor.
Billings, MT 59101

March 12, 2026

Yellowstone County Board of County Commissioners
P.O. Box 35000
Billings, MT 59101

Re: Land Use Violations at 4638 Metzger Road

Dear Commissioners:

Nora and Gary Mueller are the owners of real property located at 4638 Metzger Road, legally described as Tract 1 of Certificate of Survey No. 3623, consisting of approximately 1.576 acres and improved with a single-family residence. The property is located within Yellowstone County Special Zoning District No. 14. Attached for reference are the survey, line map, and two aerial maps of the property.

Beginning in 2023, Yellowstone County received multiple complaints regarding land use violations on the property, including the presence of junk vehicles and unconstructed structures. The County made informal efforts to obtain voluntary compliance with applicable land use regulations, including zoning regulations and the Community Decay Ordinance. These informal efforts were unsuccessful.

On January 14, 2026, the City of Billings/Yellowstone County Planning Department issued written notice to the Mueller's advising them that the property must be brought into compliance with County land use regulations by February 14, 2026. The notice identified the violations, outlined corrective actions required to achieve compliance, and provided a staff contact for questions or assistance. A copy of this notice is attached as Letter 1. Following receipt of the notice, the Mueller's contacted the Department on several occasions, and staff verbally explained the required steps and process to bring the property into compliance.

On February 11, 2026, the Department issued a second notice granting a fifteen (15) day extension, establishing a new compliance deadline of March 2, 2026. A copy of this notice is attached as Letter 2. During this extension period, the Mueller's again contacted the Department, and staff reiterated the compliance requirements and necessary corrective actions.

On March 11, 2026, following the expiration of the extended compliance deadline, Department staff conducted a site inspection from Metzger Road and determined that the property remained out of compliance. Attached are nine photographs documenting the conditions observed on the property by date.

On March 12, 2026, the Department issued a third notice advising the Mueller's that the County would pursue a court order to compel compliance with County land use regulations. A copy of this notice is attached as Letter 3.

Despite repeated notices, extensions, and efforts to secure voluntary compliance, the Mueller's have failed to bring the property into compliance with applicable land use regulations. Accordingly, the Planning Department respectfully requests that the Board authorize the Yellowstone County Attorney's Office to initiate a civil action to compel compliance. The Board possesses the authority to initiate litigation on behalf of Yellowstone County.

This matter has been placed on the discussion agenda for March 19, 2026. There is no confidential information associated with this request. While the Department would have preferred voluntary compliance, it cannot delay enforcement indefinitely.

Please contact me if you have any questions, comments, or concerns.

Respectfully submitted,

Sincerely,



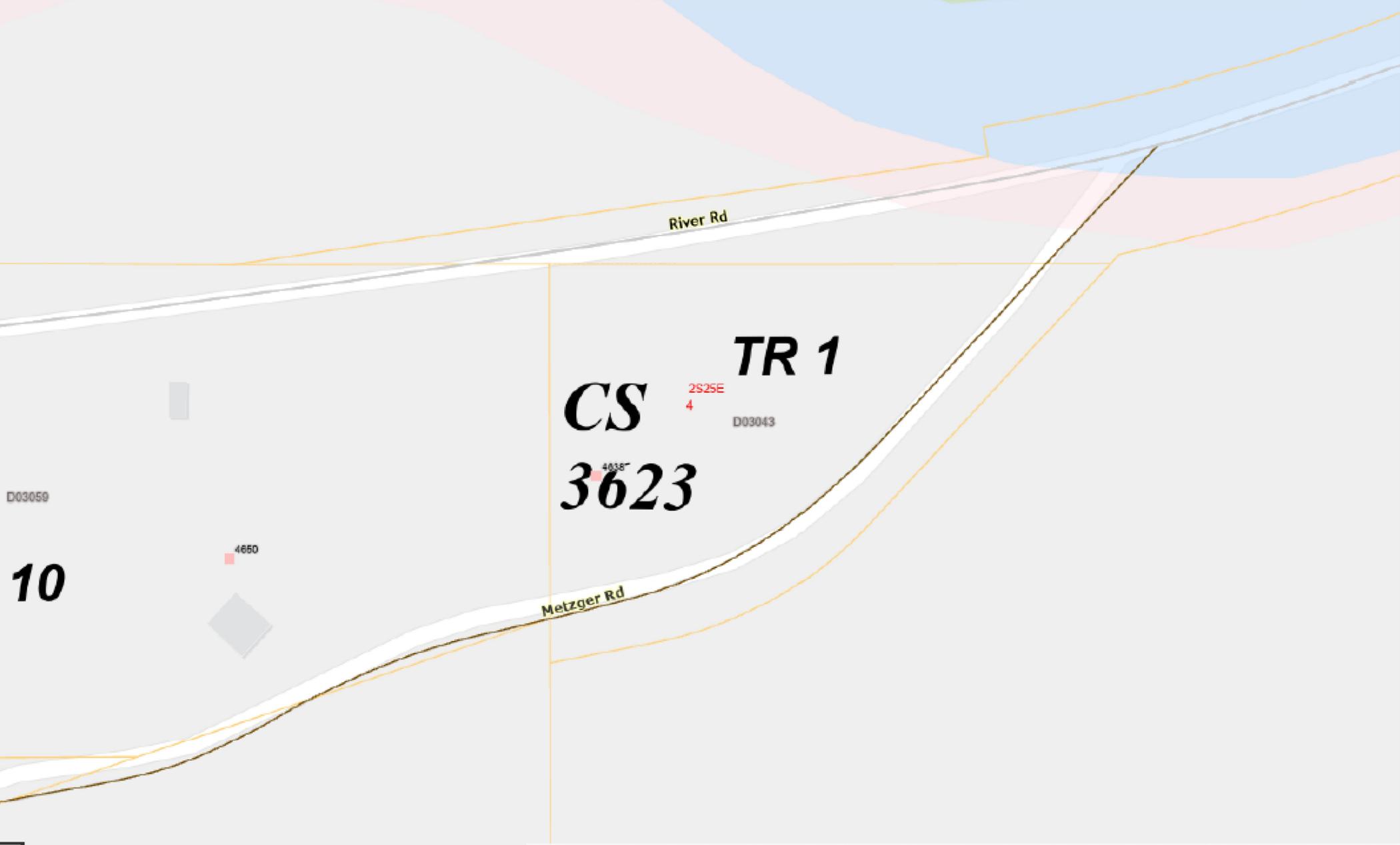
Karen Husman
Zoning Coordinator

Enclosures
Survey
Line Map
Aerial Map 1
Aerial Map 2
Letter 1
Letter 2
Letter 3
Photographs

Physical address, Property owner, Road name



Parcel data will not be updated November 1 - January 20, 2026





Parcel data will not be updated November 1 - January 20, 2026

Physical address, Property owner, Road name



100 ft

Parcel data will not be updated November 1 - January 20, 2026

Physical address, Property owner, Road name

Map navigation controls: +, -, Home, Previous, Next, Location

Parcel numbers: 36, 31, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Map navigation controls: +, -, Home, Previous, Next, Location

Parcel numbers: 36, 31, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Tax code: D03043

Zoom to

Geocode: 03082204403010000
 Recording number: 3783001
 Property owner: MULLER, NORA J & GARY D
 Subdivision:
 Block:
 Lot:
 Certificate of Survey: CS 3623
 Tract: TR 1

Click for property tax detail

3 of 4

2,000 ft



City/County
Planning Division

Billings
Metropolitan
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Organization

MAIL TO:
PO Box 1178
Billings, MT 59103
ADDRESS:
316 N 26th ST.
5th Floor.
Billings, MT 59101

billingsmt.gov

January 14, 2026

Gary & Nora Muller
4638 Metzger Road
Laurel, MT 59044

Dear Mr. and Mrs. Muller:

This letter serves as formal notice regarding the property you own located at 4638 Metzger Road, legally described as Tract 1 of Certificate of Survey No. 3623. The property is located within Yellowstone County Special Zoning District No. 14 and is subject to the zoning regulations applicable to that district, as well as the Yellowstone County Community Decay Ordinance.

Based on a review of the property, violations of the above-referenced regulations and ordinance have been identified. Copies of the applicable zoning regulations and the Community Decay Ordinance are enclosed for your reference. Please review the attached materials carefully. Failure to bring the property into compliance may result in further enforcement action as allowed by law. If you have questions regarding this notice, please submit them in writing so they may be reviewed and addressed appropriately.

Yellowstone County received complaints regarding the use of the property. Specifically, complaints were received alleging that the property was being used for an automobile repair business, that inoperable vehicles were present on the property, and that a garage under construction had not been completed. The Yellowstone County Code Enforcement Officer inspected the property from Metzger Road and observed what appeared to be an automobile repair business, inoperable vehicles, and a partially constructed garage. The inspection verified the complaints.

Article II, Section 2 of the Special Zoning District No. 14 regulations requires that a home occupation be conducted entirely within the dwelling and that there be no exterior indication of the home occupation. The automobile repair business is not being conducted within the dwelling, and exterior indications of the business are present in the form of inoperable vehicles on the property. Therefore, the property is in violation of Article II, Section 2 of the regulations.

Section 4 of the Yellowstone County Community Decay Ordinance prohibits the storage of junk vehicles visible from a public road. Junk vehicles are visible from Metzger Road. Therefore, the property is in violation of Section 4 of the ordinance.

Article IX, Section 2 of the Special Zoning District No. 14 regulations requires that

construction authorized by a zoning compliance permit be completed within six (6) months of permit issuance. In November 2023, Yellowstone County issued a zoning compliance permit authorizing construction of a garage on the property. In May 2025, the County issued an extension of that permit. The permit expired in November 2025, and the garage has not been completed. Therefore, the property is in violation of Article IX, Section 2 of the regulations.

You are required to bring the property into compliance with the applicable regulations and ordinance. To do so, the following actions must be completed:

1. Cease use of the property for a home occupation that is not conducted entirely within the dwelling and that has exterior indications;
2. Remove all junk and inoperable vehicles from the property; and
3. Complete construction of the garage or remove the partially constructed structure.

Please bring the property into compliance no later than February 14, 2026. If you would like more detailed written instructions regarding the steps necessary to achieve compliance, please contact me in writing.

Thank you for your cooperation in this matter.

Sincerely,



Karen Husman
Zoning Coordinator

Sent via: USPS and Email

cc:

Mark English, Yellowstone County Attorney
Anna Vickers, Planning Division Manager
Mike Scheno, Yellowstone County Code Enforcement Officer

Enclosures:

Zoning District No. 14 Regulations
Yellowstone County Community Decay Ordinance



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February 11, 2026

Gary & Nora Mueller
4638 Metzger Road
Laurel, MT 59044

Dear Mr. and Mrs. Mueller:

This letter serves as formal second notice regarding the property you own located at 4638 Metzger Road, legally described as Tract 1 of Certificate of Survey No. 3623. The property is located within Yellowstone County Special Zoning District No. 14 and is subject to the zoning regulations applicable to that district, as well as the Yellowstone County Community Decay Ordinance.

On January 14, 2026, a letter was sent via USPS and email regarding zoning and community decay violations observed on the property. If you have questions regarding that notice, please submit them in writing so they may be reviewed and addressed appropriately.

During the week of January 20, 2026, Mr. Mueller visited the Planning Office and spoke with planning staff regarding the January 14 notice. At that time, he indicated that he would be working to bring the property into compliance.

On February 6, 2026, I spoke with Mr. Mueller by phone. During that conversation, he stated that he was working on the garage and had constructed three walls. He requested an extension of time to complete compliance and stated that the vehicles in question were licensed and operational.

Following the February 6, 2026 conversation, Code Enforcement Officer Mike Scheno conducted a site visit and provided Planning staff with additional photographs documenting progress on the garage construction. The photographs indicate that efforts have been made to address compliance concerns.

Based on the information provided and the observed progress, you are hereby granted an additional fifteen (15) days to bring the property into compliance with the violations identified in the initial notice.

You are required to bring the property into compliance with all applicable zoning regulations and the Community Decay Ordinance. To achieve compliance, the following actions must be completed:

Cease use of the property for a home occupation that is not conducted entirely within the dwelling and that has exterior indications;

Remove all junk and inoperable vehicles from the property; and

Complete construction of the garage or remove the partially constructed structure.

The property must be brought into full compliance no later than March 2, 2026. If you would like more detailed written instructions regarding the steps necessary to achieve compliance, please contact me in writing.

Thank you for your cooperation in this matter.

Sincerely,



Karen Husman
Zoning Coordinator

Sent via: USPS and Email

cc:

Mark English, Yellowstone County Attorney

Anna Vickers, Planning Division Manager

Mike Scheno, Yellowstone County Code Enforcement Officer



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Billings, MT 59101

March 12, 2026

Gary & Nora Mueller
4638 Metzger Road
Laurel, MT 59044

Dear Mr. and Mrs. Mueller:

This letter serves as formal notice that, although a fifteen (15) day extension was granted to bring the property located at 4638 Metzger Road into compliance with Yellowstone County zoning regulations and the Community Decay Ordinance, the required corrective actions have **not been completed within the extended compliance period.**

As outlined in prior correspondence, the property is legally described as Tract 1 of Certificate of Survey No. 3623 and is located within Yellowstone County Special Zoning District No. 14. The first notice of violation was issued on January 14, 2026. Following discussions with Planning staff and representations that corrective actions were underway, a final extension was granted requiring full compliance by **March 2, 2026.**

As of the date of this letter, the property **remains in violation** of Yellowstone County zoning regulations and the Community Decay Ordinance, including but not limited to the following:

1. Use of the property for a home occupation not conducted entirely within the dwelling and with exterior indications;
2. Presence of junk and/or inoperable vehicles on the property; and
3. A partially constructed garage that has not been completed or removed.

Because the violations were not fully corrected within the granted extension period, this matter is now being **referred to the Yellowstone County Attorney's Office for enforcement action.** Legal action may include, but is not limited to, the initiation of court proceedings, enforcement penalties, and any other remedies authorized by law.

No further extensions will be granted.

Any future communication regarding this matter should be submitted **in writing** and may be directed through the appropriate legal channels.

Sincerely,

Karen Husman
Zoning Coordinator

Sent via: USPS and Email

cc:
Mark English, Yellowstone County Attorney
Anna Vickers, Planning Division Manager
Mike Scheno, Yellowstone County Code Enforcement Officer

January 6, 2026



January 6, 2026



January 6, 2026



January 6, 2026



January 6, 2026



January 6, 2026



January 6, 2026



January 26, 2026



January 26, 2026



February 9, 2026



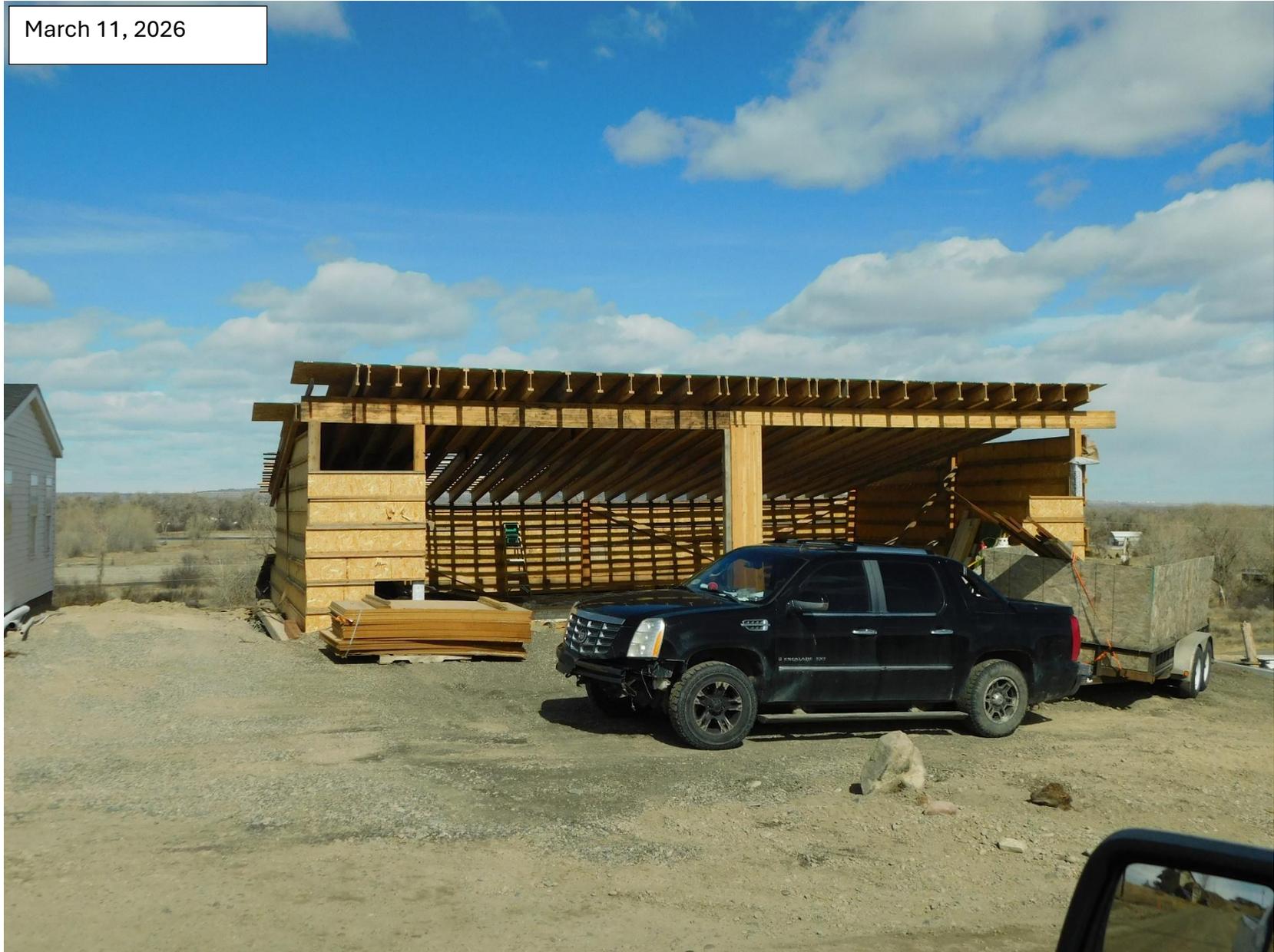
February 9, 2026



March 11, 2026



March 11, 2026



March 11, 2026



B.O.C.C Thursday Discussion

3.

Meeting Date: 03/19/2026

Title: Polling Place Relocation - Laurel

Submitted By: Teri Reitz, Board Clerk

TOPIC:

Elections - Polling Place Relocation - Laurel

BACKGROUND:

Polling Place Relocation - Laurel High School to Laurel School District 7-70 Administration building

Request from School District 7-70 Laurel School Administration to move the Polling Location from Laurel School District High School to Laurel School District Administration Building. This move was requested by the School Superintendent and School Clerk. This move will allow for unrestricted access for voters to the polling place as well as protection for the students, facility, and staff from the general voting public during election day. The Administration building is ADA Accessible and offers an easier entrance and exit as well as increased parking for polling place voters.

RECOMMENDED ACTION:

Discuss.

B.O.C.C Thursday Discussion

4. a.

Meeting Date: 03/19/2026

Title: SCADA Grant Proposed Sponsorship

Submitted For: Russell Burton, Comptroller

Submitted By: Russell Burton, Comptroller

TOPIC:

Discussion Regarding Roles for Proposed SCADA Grant Sponsorship

BACKGROUND:

To develop a clear understanding of the anticipated roles and responsibilities associated with the grant, including those of BBWA, WWC Engineering, FCA, and Yellowstone County. The most recent SCADA Grant had a finding from the DNRC regarding assignment and whether BBWA was an eligible entity for pass through of grant monies.

RECOMMENDED ACTION:

Discuss

B.O.C.C Thursday Discussion

4. b.

Meeting Date: 03/19/2026

Title: Ostlund Building Parking Lot Changes

Submitted For: Matt Kessler, Purchasing Agent

Submitted By: Matt Kessler, Purchasing Agent

TOPIC:

Ostlund Building Parking Lot Changes

BACKGROUND:

Discuss changes to the design of the Ostlund Building parking lot.

RECOMMENDED ACTION:

Discuss

Attachments

YC23_ADMRENO_Survey & Civil Dwgs Added Gates

PROJECT CONDITIONS

1. STRUCTURES TO BE DEMOLISHED WILL BE DISCONTINUED IN USE AND VACATED PRIOR TO THE START OF WORK.
2. THE OWNER ASSUMES NO RESPONSIBILITY FOR CONDITION OF STRUCTURES TO BE DEMOLISHED.
3. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY OWNER AS PRACTICABLE. VARIATIONS WITHIN STRUCTURES MAY OCCUR BY OWNER'S REMOVAL AND SALVAGE OPERATIONS PRIOR TO START OF DEMOLITION WORK.
4. UNLESS OTHERWISE INDICATED IN CONTRACT DOCUMENTS OR SPECIFIED BY THE OWNER, ITEMS OF SALVAGEABLE VALUE TO CONTRACTOR SHALL BE REMOVED FROM SITE AND STRUCTURES. STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED AND SHALL NOT INTERFERE WITH OTHER WORK SPECIFIED IN CONTRACT DOCUMENTS.

SITE PREPARATION

1. PROVIDE, ERECT, AND MAINTAIN EROSION CONTROL DEVICES, TEMPORARY BARRIERS, AND SECURITY DEVICES PRIOR TO THE START OF DEMOLITION.
2. PROTECT EXISTING LANDSCAPING MATERIALS, APPURTENANCES, AND STRUCTURES WHICH ARE NOT TO BE DEMOLISHED. REPAIR DAMAGE CAUSED BY DEMOLITION OPERATIONS AT NO COST TO OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING AS NEEDED.
4. MARK LOCATION OF UTILITIES. PROTECT AND MAINTAIN IN SAFE AND OPERABLE CONDITION UTILITIES THAT ARE TO REMAIN. PREVENT INTERRUPTION OF EXISTING UTILITY SERVICE TO OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES AS ACCEPTABLE TO GOVERNING AUTHORITIES AND OWNER.
5. THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-424-5555 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY DEMOLITION ACTIVITIES.

DEMOLITION NOTES

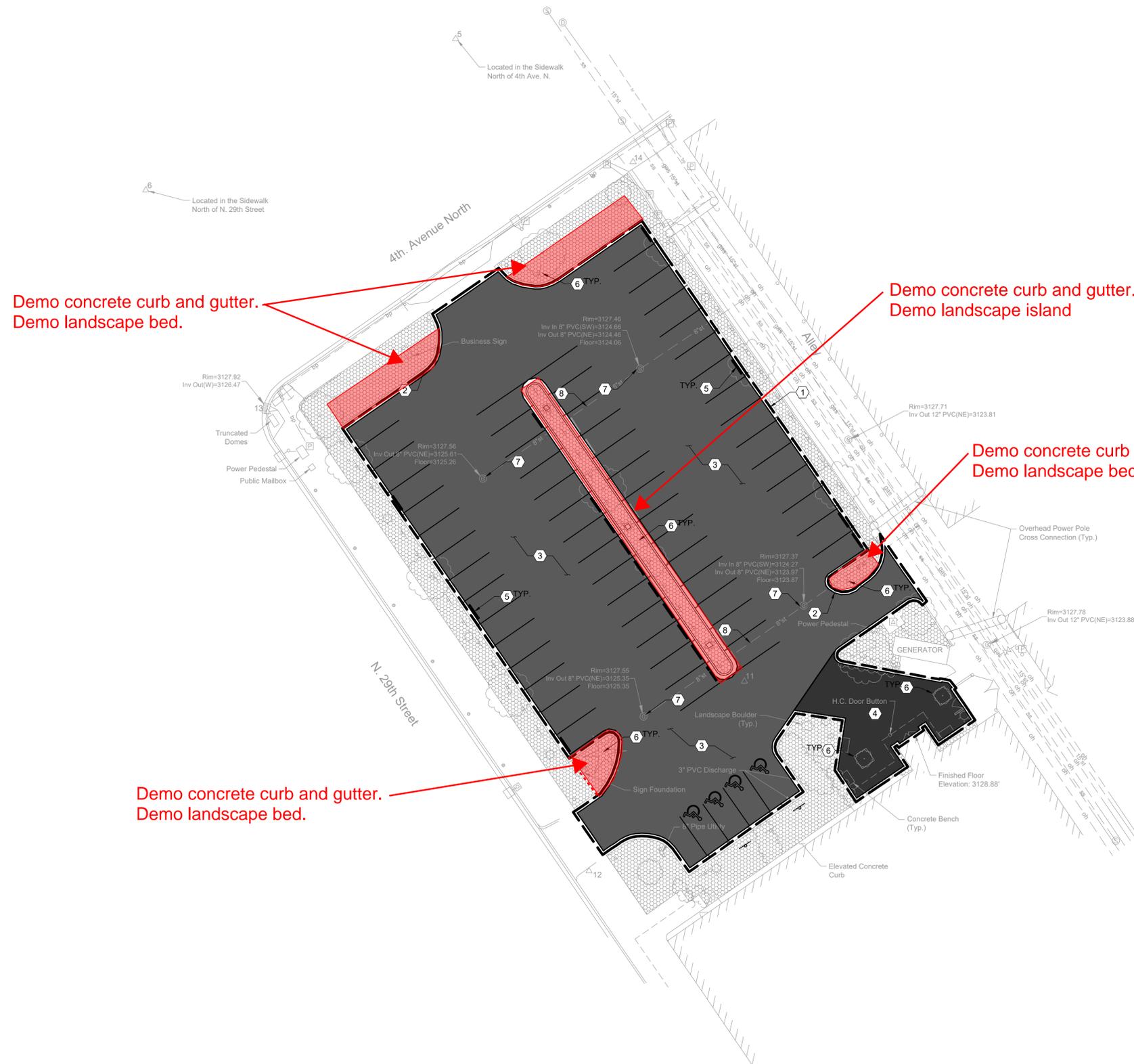
1. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND PINS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
3. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE CITY OF BILLINGS STANDARD MODIFICATIONS TO MONTANA PUBLIC WORKS STANDARD SPECIFICATIONS.
4. THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURE. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED, FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE PUBLIC DURING DEMOLITION, WHICH INCLUDES BUT IS NOT LIMITED TO CONSTRUCTION FENCING, BARRICADES, SIGNAGE ETC.
6. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT OWNER AS TO SPECIFIC DETAILS REGARDING REMOVAL OF EXISTING BUILDINGS, CONTENTS AND ASSOCIATED APPURTENANCES.
7. THE CONTRACTOR IS RESPONSIBLE TO INSPECT THE SITE PRIOR TO BIDDING AND INCLUDE IN THE BID ANY AND ALL ITEMS TO BE REMOVED, DEMOLISHED, OR MAINTAINED AS NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT WHETHER THEY ARE SHOWN ON THIS PLAN OR NOT.
8. ALL MATERIAL GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF ONSITE AT AN APPROVED DUMP SITE. SITE SHALL BE COORDINATE BY THE CONTRACTOR WITH OWNER PRIOR TO THE START OF CONSTRUCTION. OWNER TO PROVIDE ONSITE DUMPSTER FOR CONTRACTOR USE.
9. THE CONTRACTOR SHALL VERIFY LOCATIONS AND MATERIAL TYPES OF ALL UTILITIES PRIOR TO THE START OF DEMOLITION.
10. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREA. DO NOT ALLOW WATER TO POND IN EXCAVATION AREAS, AND MAINTAIN ALL EXISTING DRAINAGE PATTERNS.
11. TRAFFIC, BOTH VEHICULAR AND PEDESTRIAN SHALL BE PROTECTED BY EFFECTIVE BARRICADES AND SIGNS IN ACCORDANCE WITH MUTCD GUIDANCE AND AS REQUIRED BY THE JURISDICTION HAVING AUTHORITY. EFFECTIVE LIGHTING OF OBSTRUCTIONS SHALL BE PROVIDED AT NIGHT.
12. PROTECTION OF PROPERTY - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PUBLIC AND PRIVATE PROPERTY ADJACENT TO HIS WORK, AND SHALL EXERCISE DUE CAUTION TO AVOID DAMAGE TO SUCH PROPERTY. THE CONTRACTOR SHALL REPLACE OR REPAIR TO THEIR ORIGINAL CONDITION, ALL IMPROVEMENTS WITHIN OR ADJACENT TO THE WORK AREA WHICH ARE NOT DESIGNATED FOR REMOVAL, AND WHICH ARE DAMAGED OR REMOVED AS A RESULT OF OPERATIONS.

SHEET NOTES

1. CONTRACTOR TO NOTIFY ENGINEER UPON ANY DISCREPANCIES.

KEY NOTES

1. APPROXIMATE DEMOLITION LIMITS.
2. CURB AND GUTTER TO BE REPLACED TO NEAREST JOINT IN AREAS OF NOTABLE DAMAGE OR SETTLEMENT.
3. EXISTING ASPHALT TO BE REMOVED.
4. EXISTING CONCRETE TO BE SAWCUT AND REMOVED TO NEAREST JOINT.
5. EXISTING WHEEL STOPS TO BE REMOVED.
6. EXISTING LANDSCAPING PLANTER BED TO PROTECT IN PLACE.
7. EXISTING STORM INLETS TO REMAIN. PROTECT IN PLACE.
8. EXISTING UNDERGROUND UTILITIES TO REMAIN.



Demo concrete curb and gutter.
Demo landscape bed.

Demo concrete curb and gutter.
Demo landscape island

Demo concrete curb and gutter.
Demo landscape bed.

Demo concrete curb and gutter.
Demo landscape bed.

1
C002
DEMOLITION PLAN



YELLOWSTONE COUNTY
2825 3RD AVE. NORTH, BILLINGS, MT
ADMINISTRATION BUILDING RENOVATION



© 2025 | ALL RIGHTS RESERVED

CONSTRUCTION DOCUMENTS

09.04.2025
PROJ# | YC23_ADMRENO
DESIGNED BY | MIRANDA
DRAWN BY | JOHNSON
REVIEWED BY | SCHLEGEL
REVISIONS

DEMOLITION PLAN

C002



CONSTRUCTION NOTES

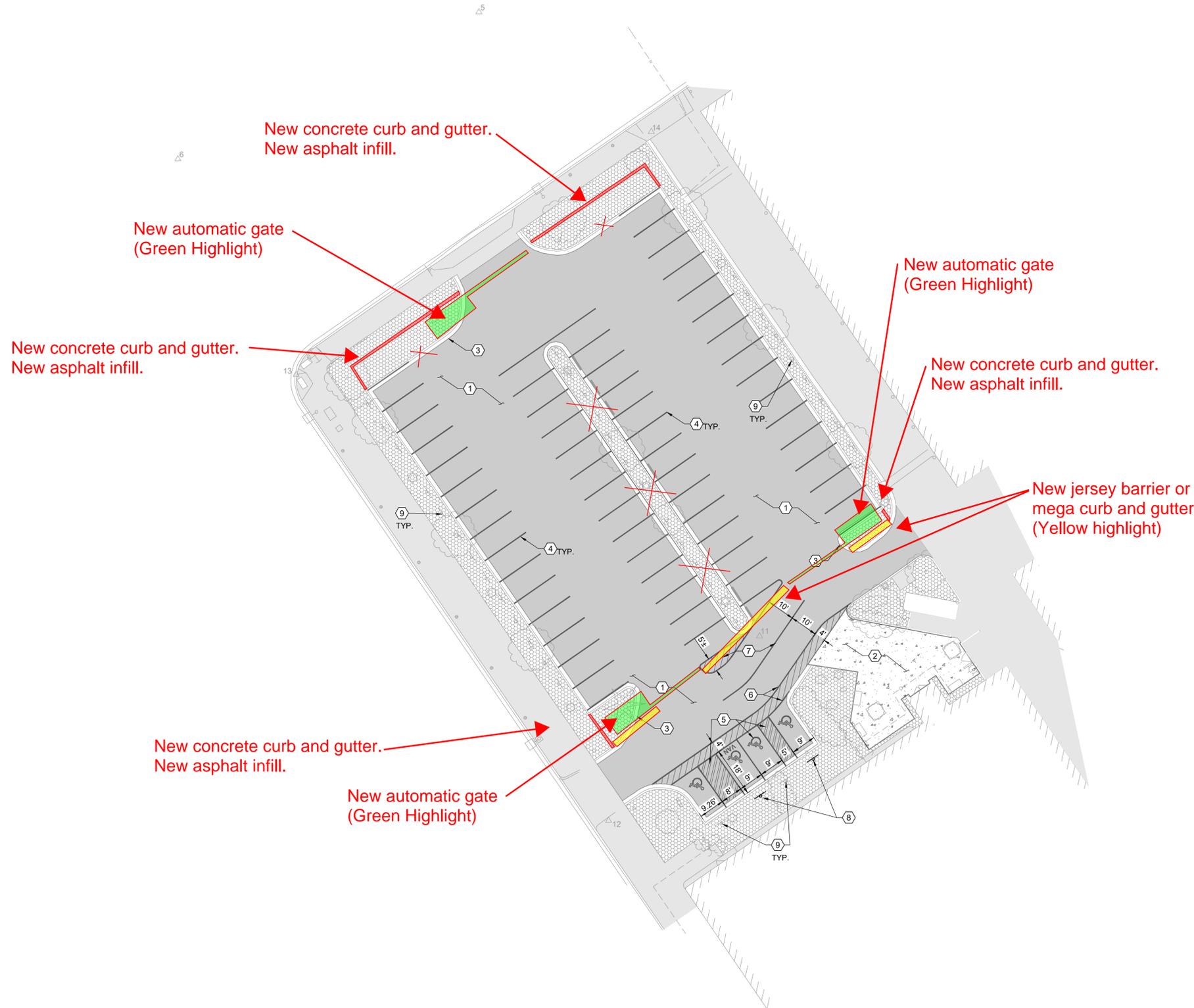
1. THE CONTRACTOR SHALL REFER TO BUILDING PLANS FOR LOCATION AND DIMENSIONS OF SLOPED PAVING, EXIT PORCHES, TRUCK DOCKS, BUILDING DIMENSIONS, BUILDING ENTRANCE LOCATIONS, TOTAL NUMBER, LOCATIONS AND SIZES OF ROOF DOWNSPOUTS.
2. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE NATIONAL MANUAL ON UNIFORM CONTROL DEVICES FOR STREETS AND HIGHWAYS EXCEPT AS NOTED ON THE PLANS.
3. ALL CURB RADII SHOWN ARE TO FACE OF CURB.
4. ALL PAVING DIMENSIONS ARE TO FACE OF CURB, WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
5. ALL COORDINATES SHOWN ARE TO FACE OF CURB OR OUTSIDE OF WALL.
6. THE CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
7. THE CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN GRADE, SIZE, TYPE AND ALIGNMENT AT ADJACENT ROADWAYS, UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
9. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

PAVING NOTES

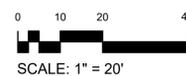
1. PAVEMENT SHALL BE PLACED IN ACCORDANCE WITH THE CITY OF BILLINGS STANDARD MODIFICATIONS TO MONTANA PUBLIC WORKS STANDARD SPECIFICATIONS.
2. PAVEMENT SECTION RECOMMENDATIONS WERE TAKEN FROM THE GEOTECHNICAL REPORT.

KEYNOTES

1. RESTORE ASPHALT PAVEMENT, SEE 1/C400.
2. CONCRETE PAVEMENT, SEE 2/C400.
3. 'SPILL' CURB & GUTTER, SEE 4/C400 FOR AREAS DEEMED NECESSARY TO REPLACE.
4. NEW 4" YELLOW PAVEMENT STRIPING.
5. NEW A.D.A. STRIPING PER PLAN.
6. NEW ACCESSIBLE ROUTE STRIPING.
7. NEW TRAFFIC CONTROL STRIPING.
8. INSTALL A.D.A. SIGNAGE W/ 'VAN' PLACARD WHERE NOTED.
9. EXISTING A.D.A. AND EMPLOYEE PARKING SIGNS TO REMAIN, COORDINATE WITH OWNER FOR ANY SIGN RELOCATION.



1 SITE PLAN
C100



B.O.C.C Thursday Discussion

4. c.

Meeting Date: 03/19/2026

Title: Ostlund Building Security Services RFP

Submitted For: Matt Kessler, Purchasing Agent

Submitted By: Matt Kessler, Purchasing Agent

TOPIC:

Ostlund Building Security Services RFP

BACKGROUND:

Discuss the upcoming RFP for security services at the Ostlund Building.

RECOMMENDED ACTION:

Discuss.
