

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 - APRIL 2, 2026

8:45 Calendar

9:00 COMMISSIONERS DISCUSSION

PLEDGE

DEPARTMENTS

1. **Elections** - March 2026 Election Administration Update
2. **Treasurer** - County Tax Deed
3. **HR** - 2026 Employee Wellness Screenings Contract with Chemnet
4. **County Attorney** - Montana Land Use Planning Act - Planning Commissions
5. **City of Laurel** - Laurel Public Transit
6. **State of Montana** - Land Contrary to Local Zoning Regulations

COMMISSIONERS

1. Lockwood Fire District #8 Board Appointment
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.*

CLOSED: Claim # 4-26, Frickle

B.O.C.C Thursday Discussion

1.

Meeting Date: 04/02/2026

Title: March 2026 Election Administration Update

Submitted By: Dayna Causby, Election Administrator

TOPIC:

Elections - March 2026 Election Administration Update

BACKGROUND:

Monthly update of Election Administration Operations

RECOMMENDED ACTION:

For review

B.O.C.C Thursday Discussion

2.

Meeting Date: 04/02/2026

Title: County Tax Deed

Submitted For: Hank Peters

Submitted By: Hank Peters

TOPIC:

Treasurer - County Tax Deed

BACKGROUND:

For many years, Yellowstone County has had limited need to pursue tax deeds on properties with delinquent tax liens. A robust third-party investor market consistently purchased those liens, effectively transferring the collection burden and ensuring taxing entities received payment. Rising interest rates have cooled investor appetite for tax lien purchases, and Guardian Tax MT LLC has exited the Montana tax lien market entirely. As a result, Yellowstone County now holds a growing number of unpurchased liens with no collection path other than pursuing the tax deed process. This year would be ideal to start because there are 26 properties with 2022 tax liens with expiring redemption periods that are likely to sell at auction. Next year, the 2023 tax liens' redemption period will expire. Currently, we have more than 110 parcels with 2023 tax liens.

The attachment shows the parcels with tax liens that should be pursued. The blacked-out lines are for parcels that would be unlikely to sell at auction for various reasons, including parcels that can't be built on and other issues.

After the redemption period expires August 3rd, the commission will need to pass a resolution per MCA 15-18-211(3) directing the Treasurer's office to issue tax deeds.

RECOMMENDED ACTION:

Discuss

Attachments

Properties with Tax Liens

Tax Year - 2022

Tax Code	Name	1st Half	2nd Half	Total Due P/I not inc.
A01587	STONE, JOEL HENRIK &	528.51	528.51	1057.02
A03470	BRADY, SEAN	836.75	836.74	1673.49
A12080	BRADY, SEAN	984.86	984.85	1969.71
A12081	BRADY, SEAN	704.26	704.25	1408.51
A14660	BRADY, SEAN D	748.61	748.59	1497.20
A14734	BRADY, SEAN D	874.90	874.88	1749.78
A15763	BRADY, SEAN	1093.47	1093.47	2186.94
A15829	BRADY, SEAN	1017.77	1017.77	2035.54
A17700	BRADY, SEAN	968.86	968.86	1937.72
A17919	BRADY, SEAN	846.98	846.97	1693.95
A18268	BRADY, SEAN	913.55	913.55	1827.10
A19355B	MOSIER, DONALD R	0.00	367.24	367.24
A36547	FALCON RIDGE LLC	348.13	348.11	696.24
				
C03545A	MOSDAL, REBECCA S	111.52	111.50	223.02
C03547A	MOSDAL, REBECCA S	60.84	60.82	121.66
C03553B	JOHNSON, LOUISE C	0.00	524.31	524.31
C03553B	JOHNSON, LOUISE C	57.81		57.81
C03563	HERMELINK, THOMAS J & SIMONA	60.66	60.64	121.30
C04531	DOSS, DAVID M	192.58	192.57	385.15
				
C04954	KNIERLINGER, HANS	261.55	261.53	523.08
C05010	NAVE, STEVE A	192.58	192.57	385.15
C05041	NAVE, STEVE A & KATHERINE	346.85	346.83	693.68
C05335	HUFT, SCOTTY J	1843.04	1843.03	3686.07
				
D01629A	ACORD, SHERMAN D & ERNESTENE B	47.38	47.34	94.72
D02184	HELLAND, ALLYN & CARLA	2958.35	0.00	2958.35
				
D07202	ROBERTS, RANAE L	601.59	601.58	1203.17
D07469	WESTBERG, STEVEN A	4104.02	4104.01	8208.03

B.O.C.C Thursday Discussion

3.

Meeting Date: 04/02/2026

Title: 2026 Employee Wellness Screenings Contract with Chemnet

Submitted By: Erika Guy

TOPIC:

HR - 2026 Employee Wellness Screenings Contract with Chemnet

BACKGROUND:

See Attached

RECOMMENDED ACTION:

Discuss

Attachments

2026 Employee Wellness Screenings Contract with Chemnet



3414 1st Avenue North, BILLINGS, MT 59101 * PHONE (406)-256-2037 * FAX 888-979-8156

SERVICE AGREEMENT CONTRACT FOR HEALTH FAIR BLOOD DRAWS

HEALTH FAIR BLOOD DRAWS

Health Fair Provider:

Name: **The Chemnet Consortium**
Address: **3414 1st Ave North Billings, MT 59101**
Contact Person: **Samantha Morris**
Phone: **406-256-2037**
Email: **sam@mtchemnet.com**

AND

Client/Host Organization:

Name: **Yellowstone County (YCT)**
Address: **PO Box 35041**
Contact Person: **LynnDee Schmidt**
Phone: **406-256-2737**
Email: **lschmidt@yellowstonecountymt.gov**

WHERE AS, the Health Fair Provider agrees to provide blood draw services for the Health Fair organized by the Client, the parties agree as follows:

1. Scope of Services

The Health Fair Provider will provide blood draw services at the Health Fair scheduled for **June 15th through June 30th 2026**. The services to be provided include, but are not limited to:

- Blood draws performed by phlebotomists or qualified healthcare professionals.
- Appropriate labeling, handling, and transportation of blood samples to a certified laboratory for testing.
- Provision of test results to participants via USPS mail and/or My Quest website.

2. Service Dates and Times

The blood draw services will be available on:

Riverstone Health - 2 onsite collection dates TBD

Yellowstone County Detention Facility – 1 onsite collection dates TBD

Yellowstone County Courthouse - 2 onsite collection dates TBD



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Both parties agree to ensure proper planning for setup and breakdown time.

3. Responsibilities of the Health Fair Provider

The Health Fair Provider agrees to:

- Provide all necessary equipment and supplies, including needles, blood collection tubes, gloves, sharps containers, and sanitizing materials.
- Ensure that all staff involved are trained to perform the required services.
- Maintain confidentiality and protect the privacy of all participants' health information.
- Chemnet will organize the scheduling of health fair participants through our office and a self-scheduling platform to all participants to choose their appointments.
- Chemnet and our contracted lab (Quest) will provide a health summary report to the participants.

4. Responsibilities of the Client

The Client agrees to:

- Promote the event and inform participants of the availability of blood draw services.
- Provide a suitable space at the event location for the Health Fair Provider to set up and perform blood draws, ensuring cleanliness and privacy.
- Coordinate with the Health Fair Provider to manage the participant flow and prevent overcrowding.
- Provide a list of participants (if required for scheduling purposes) and ensure they are aware of any requirements (such as fasting) prior to the blood draw.

5. Compensation

The Client agrees to pay the Health Fair Provider the sum of **\$175.00**/person for the services provided. (Price is based on a 350-participant minimum. Price adjustments will be accessed by 15% increase if the minimum is not met.)

Blood Screen includes the Chemscreen Panel, CBC, and Hemoglobin A1C added. Plus additional testing for PSA (Male Participants) and VIT D (Female Participants)

While this is a very comprehensive panel, if there is interest in adding additional panels to the above listed, Chemnet can accept payment on site for additional blood screen options.



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Payment is due within **30 days** after the completion of services. Additional costs for laboratory testing and other services may be billed separately as per agreement.

6. Cancellation Policy

Either party may cancel or reschedule the event with written notice provided at least **10 days** prior to the event date. If the event is canceled within less than **10 days'** notice, the Client agrees to pay a cancellation fee of **\$1000 per event** to cover the Health Fair Provider's expenses.

7. Liability and Insurance

The Health Fair Provider agrees to maintain liability insurance covering its employees and the services provided under this agreement with liability limits equal to or greater than Seven Hundred Fifty Thousand Dollars (\$750,000.00) for each claim and One Million Five Hundred Thousand Dollars, (\$1,500,000.00) in the aggregate.

The Client agrees to indemnify and hold harmless the Health Fair Provider from any claims, damages, or liabilities resulting from the Client's actions, omissions, or negligence during the event.

8. Confidentiality

Both parties agree to maintain the confidentiality of all participant information.

9. Termination

This Agreement may be terminated by either party with **30 days'** written notice. Upon termination, the Health Fair Provider will be compensated for any services rendered up to the date of termination.

10. Dispute Resolution

In the event of a dispute arising out of this Agreement, the parties agree to attempt to resolve the matter through good faith negotiations. If the dispute cannot be resolved, the matter will be submitted to mediation or binding arbitration in **Billings, MT**.

11. Entire Agreement

This Agreement constitutes the entire understanding between the parties with respect to the subject matter and supersedes all prior discussions, agreements, or understandings of any kind.



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IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

Health Fair Provider – The Chemnet Consortium

By: _____

Name: **Samantha Morris**

Title: **Vice President**

Date: **03/25/2026** _____

Client/Host Organization – Yellowstone County

By: _____

Name: _____

Title: _____

Date: _____

B.O.C.C Thursday Discussion

4.

Meeting Date: 04/02/2026

Title: Montana Land Use Planning Act - Planning Commissions

Submitted By: Erika Guy

TOPIC:

County Attorney - Montana Land Use Planning Act - Planning Commissions

BACKGROUND:

In 2023, the Montana Legislature passed the “Montana Land Use Planning Act.” Sections 76-25-101 through 76-25-504 of the Montana Code Annotated. The Act requires larger cities, such as the City of Billings and the City of Laurel, to create their own planning commission and enact their own subdivision and zoning regulations by May 17, 2026.

RECOMMENDED ACTION:

Discuss

B.O.C.C Thursday Discussion

5.

Meeting Date: 04/02/2026

Title: Laurel Public Transit

Submitted By: Erika Guy

TOPIC:

City of Laurel - Laurel Public Transit

BACKGROUND:

NA

RECOMMENDED ACTION:

Discuss

B.O.C.C Thursday Discussion

6.

Meeting Date: 04/02/2026

Title: State of Montana - Land Contrary to Local Zoning Regulations

Submitted By: Erika Guy

TOPIC:

State of Montana - Land Contrary to Local Zoning Regulations

BACKGROUND:

Discussion on how to proceed with a public hearing.

RECOMMENDED ACTION:

Discuss

Attachments

BOI Letter

MONTANA

BOARD OF INVESTMENTS

March 24, 2026

Anna Vickers
Yellowstone County Planning Division Manager
316 N. 26th Street
Billings, MT 59101

RE: NOTICE TO Yellowstone County, Zoning Change

The State of Montana is actively conducting due diligence on a property in Yellowstone County. We are specifically interested in the County's existing land-use regulations and adopted long-range planning documents. The property is located outside the City of Laurel at 1425 US HWY 10 and is legally described as the Rossmoor Subdivision Block 1, Lots 1-3.

We are providing notice to Yellowstone County of the State's planned zoning for governmental use of property per MCA 76-2-402. Please provide us with notice of your desired hearing time, as required by law.

Thank you for your help, and please do not hesitate to contact me with any questions.

Sincerely,



DAN VILLA
Executive Director
Montana Board of Investments
2401 Colonial Dr
Helena, MT 59601

B.O.C.C Thursday Discussion

1.

Meeting Date: 04/02/2026

Title: Lockwood Fire District #8 Board Appointment

Submitted By: Erika Guy

TOPIC:

Lockwood Fire District #8 Board Appointment

BACKGROUND:

4 applications were received for the open seat.

RECOMMENDED ACTION:

Discuss

Attachments

Board Applications

FEB 24 2026

**BOARD APPLICATION FORM
YELLOWSTONE COUNTY, MONTANA**

NAME: Nickos Vlahos HOME PHONE: 406-696-4526

ADDRESS: 650 Westgate Drive WORK PHONE: _____

CITY: Billings STATE: MT ZIP: 59101

BUSINESS OR JOB: Transmission Line Engineer

E-MAIL ADDRESS: vlahos1020@gmail.com

BOARD OR COMMISSION APPLIED FOR: Lockwood Rural Fire District 8

Please describe your experience or background that you believe qualifies you for service on this Board or Commission (attach additional sheets if needed):

My background is Civil Engineering, specifically the niche field of high voltage power line design. I know nothing about overseeing a fire department but willing to learn along the way. Probably the most relevant experience is my role in managing scope, schedule, and budgets. I've also lived in Lockwood 18 out of the last 20 years.

Why do you wish to serve on this Board or Commission?

I'm excited about the idea of being involved in the community my family lives in and give back.

Additional information that you feel is pertinent (attach additional sheets if needed):

 1/20/26
Signature Date

Return application to: **Board of County Commissioners
P.O. Box 35000
Billings, MT 59107-5000**

OFFICE USE ONLY:		
APPOINTED:	YES <input type="checkbox"/>	NO <input type="checkbox"/> DATE _____
TERM EXPIRATION DATE: _____		
(Circle one)		
ORIGINAL APPOINTMENT	REAPPOINTMENT	TERM NO: _____

FEB 24 2026

BOARD APPLICATION FORM
YELLOWSTONE COUNTY, MONTANA

NAME: William Forrest "Frosty" Erben HOME PHONE: 406-855-8900
ADDRESS: 805 Granite Estates Ln WORK PHONE: Same
CITY: Billings, MT STATE: MT ZIP: 59101
BUSINESS OR JOB: Co/owner Keller Williams Yellowstone Properties
E-MAIL ADDRESS: frosty@k.w.com
BOARD OR COMMISSION APPLIED FOR: Lockwood Fire Board

Please describe your experience or background that you believe qualifies you for service on this Board or Commission (attach additional sheets if needed):

I have been a resident of Lockwood for over 50 years. I love the community and believe my experience as a Realtor gives me valuable insights

Why do you wish to serve on this Board or Commission?

I believe in giving back to the community that helps me with my livelihood. I enjoy watching Lockwood grow. I'm proud of the wonderful school we have built.

Additional information that you feel is pertinent (attach additional sheets if needed):

I have been a member of the board for over 20 years. I was in office during the period of time when the new fire station was conceived and built. I helped in the sale of the old station and the purchase of the acreage needed for our proposed training center

Signature

Date

Frosty Erben 2/4/26

Return application to: Board of County Commissioners
P.O. Box 35000
Billings, MT 59107-5000

OFFICE USE ONLY:

APPOINTED: YES NO DATE _____

TERM EXPIRATION DATE: _____

(Circle one)

ORIGINAL APPOINTMENT REAPPOINTMENT TERM NO: _____

FEB 24 2026

BOARD APPLICATION FORM
YELLOWSTONE COUNTY, MONTANA

NAME: Micah Reinhardt HOME PHONE: 406-861-4287

ADDRESS: 1160 Maxer Drive WORK PHONE: _____

CITY: Billings STATE: MT ZIP: 59101

BUSINESS OR JOB: Self Employeed

E-MAIL ADDRESS: micahareinhardt@gmail.com

BOARD OR COMMISSION APPLIED FOR: Lockwood fire

Please describe your experience or background that you believe qualifies you for service on this Board or Commission (attach additional sheets if needed):

I have lived in the Yellowstone County for over 40 years and own a small business in this community. I live in a high fire risk area and would like know what is going on in the community. My businees does alot of work with fire restoration companies, so we get to see first hand how different fire start and spread throughout buildings.

Why do you wish to serve on this Board or Commission?

I would like to get involved in the community and make sure that cummunity knows that I have there best interest in mind.

Additional information that you feel is pertinent (attach additional sheets if needed):


Signature

2/12/2026
Date

Return application to: Board of County Commissioners
P.O. Box 35000
Billings, MT 59107-5000

OFFICE USE ONLY:		
APPOINTED:	YES <input type="checkbox"/>	NO <input type="checkbox"/> DATE _____
TERM EXPIRATION DATE: _____		
(Circle one)		
ORIGINAL APPOINTMENT	REAPPOINTMENT	TERM NO: _____

FEB 24 2026

BOARD APPLICATION FORM
YELLOWSTONE COUNTY, MONTANA

NAME: John Lamontagne HOME PHONE: (406) 998-8636
ADDRESS: 5510 Moon Ridge Trail WORK PHONE: (972) 679-7308
CITY: Huntley STATE: MT ZIP: 59037
BUSINESS OR JOB: Self Employed
E-MAIL ADDRESS: Midjvl@Mindspring.com
BOARD OR COMMISSION APPLIED FOR: Lockwood Fire Department

Please describe your experience or background that you believe qualifies you for service on this Board or Commission (attach additional sheets if needed):

I have lived in Yellowstone county since January 2000, 6 of those years have been in a rural setting in a high fire risk category. I have owned and operated my own consulting Engineering business since 1997 and very well versed in water distribution and hydraulic systems as a licensed Professional Engineer this state.

Why do you wish to serve on this Board or Commission?

I have lived in this community over 25 years would like to contribute and give back to the community.

Additional information that you feel is pertinent (attach additional sheets if needed):

Graduated from Montana State University in Bozeman, MT Class of 1988 with a Bachelor of Science in Mechanical Engineering.

John Lamontagne 02/12/2026
Signature Date

Return application to: Board of County Commissioners
P.O. Box 35000
Billings, MT 59107-5000

OFFICE USE ONLY:		
APPOINTED:	YES <input type="checkbox"/>	NO <input type="checkbox"/> DATE _____
TERM EXPIRATION DATE: _____		
(Circle one)		
ORIGINAL APPOINTMENT	REAPPOINTMENT	TERM NO: _____

B.O.C.C Thursday Discussion

Meeting Date: 04/02/2026

Title: CLOSED: Claim # 4-26, Frickle

Submitted For: Melissa Williams, Deputy County Attorney

Submitted By: Melissa Williams, Deputy County Attorney

TOPIC:

CLOSED: Claim # 4-26, Frickle

BACKGROUND:

CLOSED

RECOMMENDED ACTION:

Agenda Item
