

OFFICIAL AGENDA
TUESDAY February 24, 2026
Meeting Start Time: 9:00 a.m.
Board of County Commissioners
Yellowstone County, Montana
Ostlund Building
2825 3rd Ave N, Room 309
Billings, MT
8:45 a.m. Agenda Setting

Pledge to the Flag: Moment of Silence: Minutes

REGULAR AGENDA

9:00 a.m. RECOGNITION

Kyle James	Metra Administration	10 Years of Service
Dillon O'Fallon	Detention Center	10 Years of Service

9:00 a.m. BID OPENING

- a. Bid Opening for Central Avenue & 48th Street West Intersection Improvement
- b. Bid Opening for 5 Fifth Wheel Trucks for the Public Works Department

PUBLIC COMMENTS ON REGULAR, CONSENT AND FILED AGENDA ITEMS

PUBLIC WORKS

Resolution 26-11 to Appoint a Board of Viewers for the Abandonment of Beaver Drive - Board of Viewers will be Commissioner Chris White, Clerk and Recorder Jeff Martin, Lora Mattox Transportation Planner and Jay Anderson Public Works Deputy Director

CLAIMS

CONSENT AGENDA

1. COMMISSIONERS

- a. Board Appointments - Dana Bishop, Jennifer Saylor, Brian Brown, George Warmer & Nicholas Steen to the MetraPark Advisory Board
- b. Board Openings - Updated List

2. FINANCE

- a. Request to Expend - Facilities - Cell Phone for New Maintenance Tech
- b. Disposition of Assets Miscellaneous Equipment
- c. BBWA RRGL Grant Sponsorship Request
- d. Finance Contract - Extension Building - Cucancic Construction
- e. Window Tint - Commissioners Board Room

- f. Change Order #2 - Bauer Construction - Metra Skybox Reno

3. **GEOGRAPHIC INFORMATION SYSTEMS**

MOU with City of Laurel for GIS Services

4. **HUMAN RESOURCES**

- a. Health Equity Agreement for COBRA
- b. **PERSONNEL ACTION REPORTS - Road and Bridge** - 1 Appointment; **I.T.** - 3 Salary & Other; **Detention Facility** - 2 Terminations; **Youth Services Center** - 1 Termination; **Facilities** - 1 Termination; **Motor Vehicle** - 1 Termination

FILE ITEMS

1. **CLERK AND RECORDER**

Board Minutes - Yellowstone Conservation District - January 2026

2. **COMMISSIONERS**

Tax Appeal Board Minutes 2/12/26

3. **FINANCE**

Detailed Cash Investment Report - January 2026

4. **PUBLIC WORKS**

Contract with Terracon Consultants, Inc.

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. Regular

Meeting Date: 02/24/2026

Title: February Recognition

Submitted By: Charri Victory

TOPIC:

Kyle James	Metra Administration	10 Years of Service
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Dillon O'Fallon	Detention Center	10 Years of Service
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BACKGROUND:

na

RECOMMENDED ACTION:

na

B.O.C.C. Regular

a.

Meeting Date: 02/24/2026

Title: Bid Opening for Central Avenue & 48th Street West Intersection Improvement

Submitted By: Teri Reitz, Board Clerk

TOPIC:

Bid Opening for Central Avenue & 48th Street West Intersection Improvement

BACKGROUND:

N/A

RECOMMENDED ACTION:

Refer to staff.

B.O.C.C. Regular

b.

Meeting Date: 02/24/2026

Title: Bid Opening for Public Works Fifth Wheel Truck

Submitted By: Teri Reitz, Board Clerk

TOPIC:

Bid Opening for 5 Fifth Wheel Trucks for the Public Works Department

BACKGROUND:

N/A

RECOMMENDED ACTION:

Refer to staff.

B.O.C.C. Regular

Meeting Date: 02/24/2026

Title: Res. 26-11 to Appoint a Board of Viewers for the Abandonment of Beaver Drive

Submitted For: Monica Plecker, Public Works Director

Submitted By: Jay Anderson, Deputy Public Works Director

TOPIC:

Resolution 26-11 to Appoint a Board of Viewers for the Abandonment of Beaver Drive - Board of Viewers will be Commissioner Chris White, Clerk and Recorder Jeff Martin, Lora Mattox Transportation Planner and Jay Anderson Public Works Deputy Director

BACKGROUND:

See attached.

RECOMMENDED ACTION:

Approve.

Attachments

Res. 26-11_Board of Viewers_Combined

YELLOWSTONE COUNTY BOARD OF COUNTY COMMISSIONERS

Resolution No. 26-11

Resolution to Appoint Board of Viewers for Abandonment of Beaver Lane

WHEREAS, pursuant to Sections 7-14-2101, 7-14-2102 and 7-14-2103 of the Montana Code Annotated, a board of county commissioners has the authority to manage county roads within the county. Pursuant to Section 7-14-2615 of the Montana Code Annotated, a board of county commissioners has the authority to abandon a county road after a public hearing.

WHEREAS, Beaver Lane is a dedicated public road on the Plat of Zeiler Acreage Tracts. Plat of Zeiler Acreage Tracts. Doc. No.620908, filed on May 4, 1959, with the Yellowstone County Clerk and Recorder. **Exhibit 1 – Plat; Exhibit 2, Line Map; Exhibit 3 – Aerial Map.** The road is a dead end, approximately 260-feet long. The road has not been constructed. Keith and Jerlyn Nokes, who own Tract 1 of Zeiler Acreage Tracts have a driveway on the right-of-way for the road that they use to access their land. The Yellowstone County Board of County Commissioners has the authority to manage the road, including the authority to abandon the road.

WHEREAS, on September 14, 2025, the Board received a petition from the Nokes to abandon Beaver Lane. **Exhibit 4 – Petition.** All the landowners who own land that abut the road the Nokes' requested the Board abandon have agreed to the abandonment – George Nilson, Harold Zeiler Family Revocable Living Trust through Gloria Zeiler and Richard Zeiler Family Revocable Living Trust through Celesta Zeiler. The Nokes would like the Board to abandon the road because it was never constructed and is not needed by the public. The intent is to have the abandoned right-of-way aggregated into Tract 1 of Zeiler Acreage Tracts owned by the Nokes. The Board reviewed the petition. The petition appears legally sufficient to appoint a Board of Viewers to investigate the proposed abandonment.

NOW THEREFORE, BE IT RESOLVED,

The Yellowstone County Board of County Commissioners creates a Board of Viewers to investigate the proposed abandonment. The Board appoints Chris White, a Yellowstone County Commissioner; Jeff Martin, the Yellowstone County Clerk and Recorder / Yellowstone County Surveyor; Lora Mattox, a Transportation Planner with the City of Billings / Yellowstone County Planning Department, and Jay Anderson, a Deputy Director with the Yellowstone County Public Works Department, to the Board of Viewers. The Board of Viewers shall submit a report to the Board that makes a recommendation as to the proposed abandonment.

After the Board of Viewers submits the report, the Board shall hold a public hearing on the proposed abandonment. At the hearing, the Board shall receive comments on the proposed abandonment and consider the Board of Viewers' Report and any comments on the proposed abandonment. After the hearing, the Board may or may not abandon the road. If the Board believes that it is in the best interest of the public to abandon the road, it shall pass a resolution of intent to abandon the road with conditions. Once the Nokes' have satisfied the conditions, the

Board shall pass a resolution that abandons the road. If the Board believes it is not in the best interest of the public to abandon the road, it shall pass a resolution not to abandon the road.

Passed and Adopted on the 24th day of February 2026.

BOARD OF COUNTY COMMISSIONERS
YELLOWSTONE COUNTY, MONTANA

Mark Morse, Chair

Michael J. Waters, Member

ATTEST:

Chris White, Member

Jeff Martin, Clerk and Recorder

Attachments

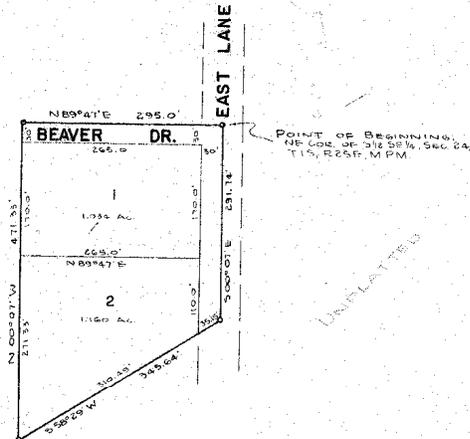
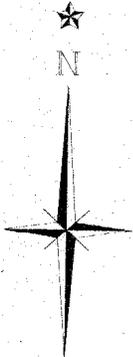
- Exhibit 1 - Plat
- Exhibit 2 - Line Map
- Exhibit 3 - Aerial Map
- Exhibit 4 - Petition

ZEILER ACREAGE TRACTS

SITUATED IN THE 1/2 SE 1/4 SECTION 24, T-1-S, R-25-E, M.P.M.
YELLOWSTONE COUNTY, MONTANA.

Plat & Survey By Sage Engineers & Land Planners, Inc. Billings, Montana

SCALE: 1"=100'
APRIL 1959



CERTIFICATE OF SURVEY

STATE OF MONTANA }
County of Yellowstone } ss.

I, Jack F. Mueller, Montana Registered Land Surveyor #20286, being first duly sworn, deposes and says that during the month of April, 1959, a survey was made under his supervision of a tract of land to be known as ZEILER ACREAGE TRACTS in accordance with the request of the owners thereof and in conformity with the provisions of Chapter 6, Title 11-601 to 11-616, inclusive, Revised Codes of Montana of 1947, said subdivision, description of boundaries and dimensions being in accordance with the **CERTIFICATE OF INDICATION** and as shown on the annexed plat; that iron pipe monuments of suitable size were set at all intersection points as indicated on the plat by a mark thus —; that the plat conforms with the work on the ground; that the gross area of the said platted tract is 2.896 acres and the net area is 2.736 acres.

Jack F. Mueller
Montana Registered Land Surveyor #20286

Subscribed and sworn to before me, a Notary Public in and for the State of Montana, this 24th day of April, 1959.

James M. Hutton
Notary Public in and for the State of Montana
Residing at Billings, Montana.
My commission expires March 10, 1961.

CERTIFICATE OF APPROVAL

STATE OF MONTANA }
County of Yellowstone } ss.

We hereby certify that we have examined the annexed plat of ZEILER ACREAGE TRACTS and the said plat conforms with the requirements of the laws of the State of Montana; that the requirements for park donation have been set by agreement with the City-County Planning Board. It is therefore approved and accepted.

IN WITNESS WHEREOF, we here set our hands and the seal of Yellowstone County, Montana this 4 day of May, 1959.

BOARD OF COUNTY COMMISSIONERS

Frank A. Clark Chairman
John A. Johnson Commissioner
Jack F. Mueller County Surveyor

CLERK
James M. Hutton
County Clerk & Recorder

NOTICE OF APPROVAL

STATE OF MONTANA }
County of Yellowstone } ss.

This plat has been approved for filing by the City-County Planning Committee and conforms to the recommendations of this Committee.

James M. Hutton
Secretary of City-County Planning Committee

John A. Johnson
Chairman of City-County Planning Committee

I hereby certify that the annexed plat of ZEILER ACREAGE TRACTS was filed for record in my office on the 4 day of May, 1959.

James M. Hutton
Notary Public in and for the State of Montana
Residing at Billings, Montana.
My commission expires March 10, 1961.

CERTIFICATE OF INDICATION

KNOW ALL MEN BY THESE PRESENTS: That Paul Zeiler and Anna Marie Zeiler, husband and wife, owners of the following described tract of land, do hereby certify that they have caused to be surveyed, subdivided and platted into lots, and likewise as shown by the plat and the **CERTIFICATE OF SURVEY** hereto annexed, said tract of land being a portion of particularly described as follows, to wit: Beginning at the Northeast corner of the Section 24, T.1S., R.25E., M.P.M.; thence S60°07'N along the East line of said Section 24 a distance of 291.94 feet; thence S28°20'W a distance of 345.64 feet; thence S88°49'W along the North line of the S28E. of said Section 24 a distance of 286.00 feet to the point of beginning, said tract to be known and designated as ZEILER ACREAGE TRACTS and the lands included in all streets shown on the annexed plat are hereby granted and donated to the use of the public forever. If the aforesaid is used for any purposes other than those specified in section 10-01 of the Revised Codes of Montana of 1947, the full provisions of Chapter 6 of Volume 1 of the Revised Codes of Montana of 1947, as amended, shall apply.

Witness my hand and seal of my office, Notary Public in and for the State of Montana, this 24th day of April, 1959.

Anna Marie Zeiler
Paul Zeiler

John A. Johnson
Notary Public in and for the State of Montana
Residing at Billings, Montana.
My commission expires March 10, 1961.

CERTIFICATE OF APPROVAL

STATE OF MONTANA }
County of Yellowstone } ss.

On this 24th day of April, 1959, before me, a Notary Public in and for the State of Montana, personally appeared Paul Zeiler and Anna Marie Zeiler, husband and wife, known to me to be the persons who signed the foregoing **CERTIFICATE OF INDICATION**, and who, being first duly sworn, acknowledged to me that they executed the same. Witness my hand and seal the day and year herein above written.

John A. Johnson
Notary Public in and for the State of Montana
Residing at Billings, Montana.
My commission expires March 10, 1961.

Exhibit 2 – Line Map

The image is a screenshot of a web-based parcel viewer application. The interface is primarily green and white. At the top right, a dark green header contains the text "Parcel viewer - all layers". Below this is a search bar with a magnifying glass icon and a dropdown menu showing "Physical address, Property owner, Road name". To the right of the search bar are several navigation icons: a home icon, a back arrow, a forward arrow, a refresh icon, and a zoom in (+) and zoom out (-) icon. The main map area is a light gray background showing a street grid. A street labeled "East Ln" runs horizontally across the middle. A parcel on the east side of East Ln is highlighted with a green hatched border. This parcel is labeled "2002" and "15292E 24". To its west is another parcel labeled "2001" and "15286E 19". Further west, there are parcels labeled "003647" and "003646". A dashed line labeled "Suburban Blvd" runs diagonally from the top left towards the bottom right. In the bottom right corner of the map area, there is a compass rose with the word "North" written vertically next to it. At the bottom left, there is a small inset map showing the current location within a larger geographic context. At the very bottom of the page, there is a footer with the text: "East Community Maps Contributors, Montana State University, Montana State Library, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, Saf... Powerarc".

Exhibit 3 – Aerial Map



PETITION TO ESTABLISH, ALTER, OR ABANDON A COUNTY ROAD

TO: YELLOWSTONE COUNTY BOARD OF COMMISSIONERS

This petition is respectfully submitted this 14 day of September, 20 25

Petitioner/Initiator (and/or) Contact Person:

NAME: KEITH NOKES

ADDRESS: 3692 WESTCLIFF AVE
LAUGHLIN, NV 89029

PHONE NO: 510-915-0398

I swear that all of the above information is true and correct, and all the landowner's signatures are the original true and consenting landowners.

Keith Nokes
Petitioner's Signature

09/14/2025
Date

List all attachments:

- Sections A, B, C, and D of the Petition
- Map of petitioned roadway and affected property
- Affected property Ownership Report
- Check for \$25.00 made payable to Yellowstone County Public Works Department
-
- PHOTO
- CADASTRAL MAP
- PUBLIC WORKS PROPERTY DESCRIPTION

PETITION TO ESTABLISH, ALTER, OR ABANDON A COUNTY ROAD

SECTION C

Signatures and addresses of landowners in Yellowstone County
 who wish to establish, alter, or abandon a county road
 (minimum TEN (10) landowners)

PRINTED NAME	SIGNATURE	ADDRESS
Ken Miller	<i>Ken Miller</i>	1500 1 st Ave Laurel
Ed Whelan	<i>E Whelan</i>	3962 Pa Hollow Trail
Josh Archambault	<i>Josh Archambault</i>	7304 10 th Ave N
RICHARD STADLER	<i>Richard Stadler</i>	238 PUEBLO DR BILLINGS 59102
Jacob Haemmerle	<i>Jacob Haemmerle</i>	1841 Norma Jean Sq E 59101
^{NORMA J WALTER} Norma J. Walter	<i>Norma J. Walter</i>	1807 East Lane Biggs MT
GRAY ARMSTRONG	<i>Gray Armstrong</i>	1701 EAST LANE
Rosemary Armstrong	<i>Rosemary Armstrong</i>	2228 Beloit Drive
Janine Johnson	<i>Janine Johnson</i>	1521 West Ln. Biggs MT
Brady Chavez	<i>Brady Chavez</i>	450 Morning Glory Dr.
Douglas J Brekke	<i>Douglas J Brekke</i>	400 3110 Morning Glory Dr
ARLISS M KELLER	<i>Arless M Keller</i>	1540 East Lane

PETITION TO ESTABLISH, ALTER, OR ABANDON A COUNTY ROAD

SECTION D

**Consent or non-consent of land owners in Yellowstone County
abutting and / or affected by the petitioned roadway**

PRINTED NAME	SIGNATURE	ADDRESS	CONSENT	
			YES	NO
KELLY GOODMAN	<i>Kelly Goodman</i>	2201 EAST LANE	X	
GLORIA ZEILER	<i>Gloria Zeiler</i>	2424 EAST LANE	X	
GEORGE NILSON D.	<i>George D. Nilson</i>	2050 EAST LANE	X	
CELESTA ZEILER		P.O. 534, CLE ELUM WA, 98922		

*See next
Page*

PETITION TO ESTABLISH, ALTER, OR ABANDON A COUNTY ROAD

SECTION D

**Consent or non-consent of land owners in Yellowstone County
abutting and / or affected by the petitioned roadway**

PRINTED NAME	SIGNATURE	ADDRESS	CONSENT	
			YES	NO
KELLY GOODMAN		2201 EAST LANE		
GLORIA ZEILER		2424 EAST LANE		
GEORGE NILSON		2050 EAST LANE		
CELESTA ZEILER	<i>Celesta Zeiler</i>	P.O. 534, CLE ELUM	Yes	
		WA, 98922		

PLAT OF ZEILER ACREAGE TRACTS

SITUATED IN THE SW/2 SE/4 SECTION 24, T-1-S, R-25-E, M.P.M.
YELLOWSTONE COUNTY, MONTANA

Plat B Survey By Sage Engineers & Land Planners, Inc.
Billings, Montana
100 P. 111001
APRIL — 1959



STATE OF MONTANA
County of Yellowstone

CERTIFICATE OF CORRECTNESS

I, the undersigned, a Notary Public in and for the State of Montana, do hereby certify that the foregoing is a true and correct copy of the original of the above described plat as the same appears on the records of the County of Yellowstone, Montana, and that the same is a true and correct copy of the original of the above described plat as the same appears on the records of the County of Yellowstone, Montana, and that the same is a true and correct copy of the original of the above described plat as the same appears on the records of the County of Yellowstone, Montana.

Notary Public in and for the State of Montana,
My Comm. Expires _____

Notary Public in and for the State of Montana,
My Comm. Expires _____

STATE OF MONTANA
County of Yellowstone

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My Comm. Expires _____

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My Comm. Expires _____

STATE OF MONTANA
County of Yellowstone

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My Comm. Expires _____

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CERTIFICATE OF CORRECTNESS

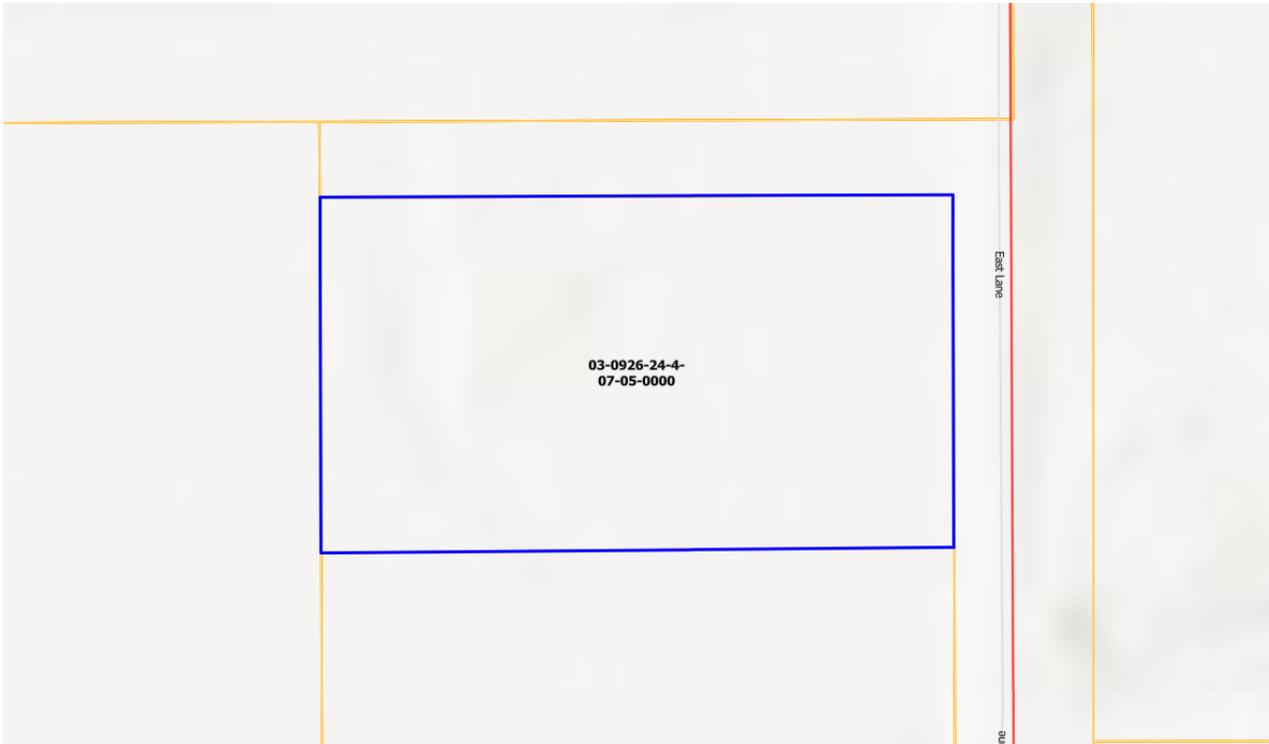
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Notary Public in and for the State of Montana,
My Comm. Expires _____

Notary Public in and for the State of Montana,
My Comm. Expires _____

Tax Year: 2026

Scale: 1:743.71 Basemap: Cadastral Application Base Map



Summary

Primary Information

Property Category: RP

Subcategory: n/a

Geocode: 03-0926-24-4-07-05-0000

Assessment Code: 000C036460

Primary Owner:

NOKES, KEITH & JERLYN
3692 WESTCLIFF AVE
LAUGHLIN, NV 89029-1906

Note: See Owners section for all owners

Property Address:

2202 E ROUTE 9 LN
BILLINGS, MT 59101

Certificate of Survey: n/a

Legal Description: ZEILER ACREAGE TRACTS, S24, T01 S, R25 E, Lot 1, 1969
CHAMPION 24X57 TITLE: M191991 ATTACHED TO REAL **DOR DETITLE**

Last Modified: 1/23/2026 20:29:16 PM

Tax Year: 2026

General Property Information

Neighborhood: 203.006.3	Property Type: Improved Property
Living Units: 1	Levy District: 03-1981UF-O23-UF
Zoning: n/a	Ownership: 100
LinkedProperty: No linked properties exist for this property	
Exemptions: No exemptions exist for this property	
Condo Ownership:	
General: n/a	Limited: n/a

Property Factors

Topography: n/a	Fronting: n/a
Utilities: n/a	Parking Type: n/a
Access: n/a	Parking Quantity: n/a
Location: n/a	Parking Proximity: n/a

Land Summary

Land Type:	Acres:	Value:
Grazing	n/a	n/a
Fallow	n/a	n/a
Irrigated	n/a	n/a
Continuous Crop	n/a	n/a
Wild Hay	n/a	n/a
Farmsite	n/a	n/a
ROW	n/a	n/a
NonQual Land	n/a	n/a
Total Ag Land	n/a	n/a
Total Forest Land	n/a	n/a
Total Market Land	1.034	n/a

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
10/15/2024	REF	ONLEY	10/16/2024	4087839	Termination of Joint Tenancy by Death
10/15/2024	n/a	n/a	10/15/2024	4087840	Warranty Deed
8/21/2024	n/a	n/a	8/23/2024	4083302	Termination of Joint Tenancy by Death

Owners

Tax Year: 2026

Party #1

Default Information:	NOKES, KEITH & JERLYN 3692 WESTCLIFF AVE LAUGHLIN, NV 89029-1906
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Joint Tenant w/Right of Survivorship
Last Modified:	8/7/2025 13:12:10 PM

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2025	124019	50700	174719	COST
2024	115564	43070	158634	COST
2023	115564	43070	158634	COST

Market Land

Market Land Item #1

Method: Acre	Type: Primary Site
Width: n/a	Depth: n/a
Square Feet: n/a	Acres: 1.034
Class Code: 2201	Value: n/a

Dwellings

Dwelling #1

Dwelling Information

Dwelling Type MH	Style DW	Year Built 1969
Residential Type: MH	Style: DW	
Year Built: 1969	Roof Material: 5 - Metal	
Effective Year: 1970	Roof Type: 3 - Gable	
Story Height: 1.0	Attic Type: 0 - None	
Grade: L	Exterior Walls: n/a	
Class Code: 3501	Exterior Wall Finish: 5 - Maintenance Free Aluminum/Vinyl/Steel	
Year Remodeled: n/a	Degree Remodeled: n/a	

Tax Year: 2026

Mobile Home Details

Manufacturer: n/a	Serial #: n/a
Width: n/a	Length: n/a
Model: n/a	

Basement Information

Foundation: 1 - Wooden or Masonry Piers/Posts	Finished Area: n/a
Daylight: n/a	Basement Type: 0 - None
Quality: n/a	

Heating/Cooling Information

Type: Central	System Type: 5 - Forced Air
Fuel Type: 3 - Gas	Heated Area: n/a

Living Accomodations

Bedrooms: 4	Family Rooms: n/a
Full Baths: 2	Half Baths: n/a
Addl Fixtures: 3	

Additional Information

Fire Places	Stacks: n/a
Stories: n/a	Prefab/Stove: 1
Openings: n/a	
Garage Capacity: n/a	Cost & Design: n/a
Flat Add: n/a	% Complete: n/a

Description: n/a

Dwelling Ammenities

View: n/a	Access: n/a
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Area Used in Cost

Basement: n/a	Addl Floors: n/a
First Floor: 1368	Second Floor: n/a
Half Story: n/a	Unfinished Area: n/a
Attic: n/a	SFLA: 1928

Depreciation Information

CDU: n/a	Physical Condition: Poor (5)
Desirability Property: Poor (5)	Location: Fair (6)

Depreciation Calculation

Age: 54	Pct Good: 0.14
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RCNLD: n/a

Additions / Other Features

Tax Year: 2026

Lower Addtns	First	Second	Third	Area	Year	Cost
n/a	91 - Mobile Home Addition	n/a	n/a	560	n/a	n/a
n/a	69 - Garage, Frame, Unfinished	n/a	n/a	744	n/a	n/a
n/a	33 - Deck, Wood	n/a	n/a	128	n/a	n/a

No additional features exist for this property

Other Buildings

Outbuilding/Yard Improvement #1

Type: Residential Description: RRS1 - Shed, Frame

Quantity: 1 Year Built: 1995

Grade: L Condition: Res Poor

Functional: n/a Class Code: 3501

Dimensions

Width/Diameter: 8 Length: 12
 Size/Area: n/a Height: n/a
 Bushels: n/a Circumference: n/a

Outbuilding/Yard Improvement #2

Type: Residential Description: RRS2 - Shed, residential, metal

Quantity: 1 Year Built: 1995

Grade: L Condition: Res Fair

Functional: n/a Class Code: 3501

Dimensions

Width/Diameter: 8 Length: 10
 Size/Area: n/a Height: n/a
 Bushels: n/a Circumference: n/a

Outbuilding/Yard Improvement #3

Type: Residential Description: RRS2 - Shed, residential, metal

Quantity: 1 Year Built: 1995

Grade: L Condition: Res Fair

Functional: n/a Class Code: 3501

Dimensions

Width/Diameter: 31 Length: 32
 Size/Area: n/a Height: n/a
 Bushels: n/a Circumference: n/a

Tax Year: 2026

Outbuilding/Yard Improvement #4

Type: Residential	Description: RRT7 - Deck, covered patio
Quantity: 1	Year Built: 1970
Grade: L	Condition: Res Fair
Functional: n/a	Class Code: 3501

Dimensions

Width/Diameter: n/a	Length: n/a
Size/Area: 256	Height: n/a
Bushels: n/a	Circumference: n/a

Outbuilding/Yard Improvement #5

Type: Residential	Description: RRG3 - Garage, frame, detached, unfinished
Quantity: 1	Year Built: 1981
Grade: 5	Condition: Res Fair
Functional: n/a	Class Code: 3501

Dimensions

Width/Diameter: n/a	Length: n/a
Size/Area: 528	Height: n/a
Bushels: n/a	Circumference: n/a

Outbuilding/Yard Improvement #6

Type: Residential	Description: AAQ1 - Quonset
Quantity: 1	Year Built: 1998
Grade: A	Condition: Res Average
Functional: n/a	Class Code: 3501

Dimensions

Width/Diameter: 48	Length: 60
Size/Area: n/a	Height: n/a
Bushels: n/a	Circumference: n/a

Commercial

No commercial buildings exist for this parcel

Ag/Forest Land

Tax Year: 2026

No ag/forest land exists for this parcel

Conservation Easements

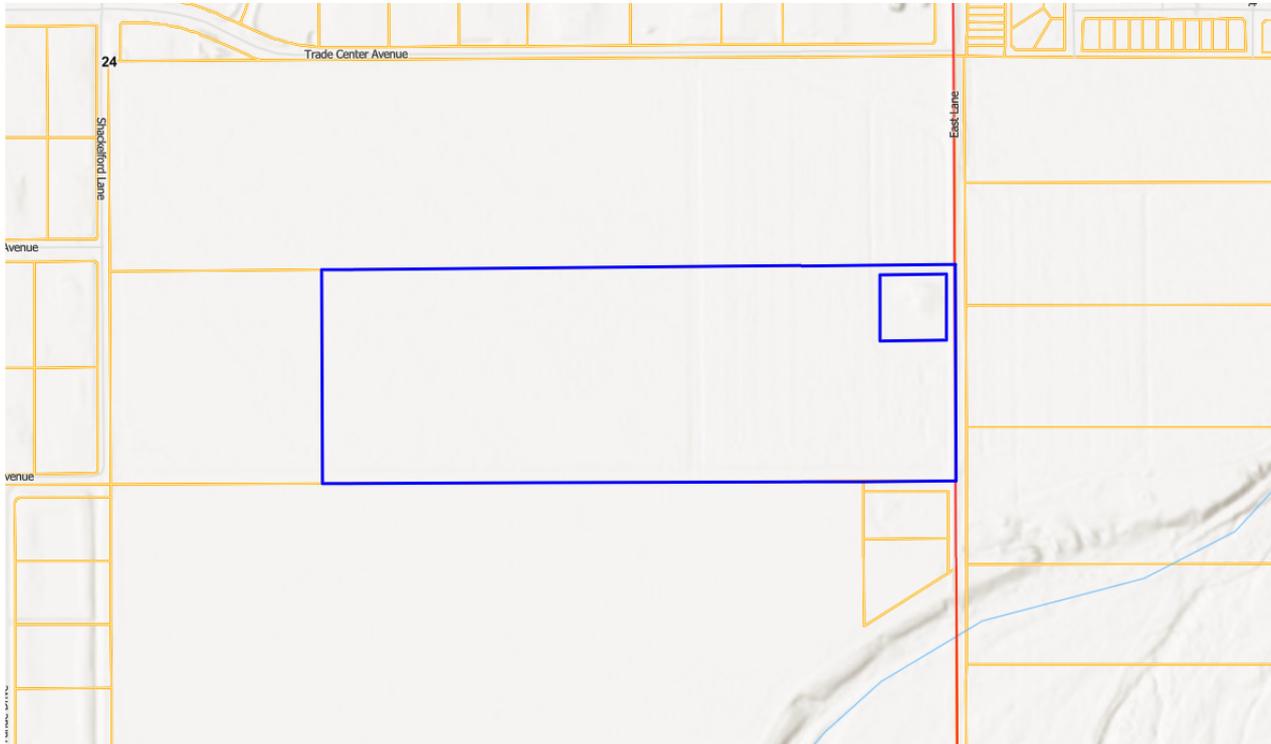
No conservation easements exist for this parcel

Disclaimer

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Tax Year: 2026

Scale: 1:5558.38 Basemap: Cadastral Application Base Map



Summary

Primary Information

Property Category: RP	Subcategory: Agricultural and Timber Properties
Geocode: 03-0926-24-4-11-01-0000	Assessment Code: 000D008780
Primary Owner: NILSON, GEORGE D 2050 EAST LN BILLINGS, MT 59101-6382 Note: See Owners section for all owners	Property Address: EAST LN BILLINGS, MT 59101
Certificate of Survey: n/a	Legal Description: S24, T01 S, R25 E, S2NESE & SENWSE (LESS C/S 3004) 29.00 AC (2000)
Last Modified: 6/21/2025 19:26:25 PM	

Tax Year: 2026

General Property Information

Neighborhood: 203.006.3	Property Type: Vacant Land
Living Units: n/a	Levy District: 03-1981UF-O23-UF
Zoning: n/a	Ownership: 100
LinkedProperty: No linked properties exist for this property	
Exemptions: No exemptions exist for this property	
Condo Ownership:	
General: n/a	Limited: n/a

Property Factors

Topography: n/a	Fronting: n/a
Utilities: n/a	Parking Type: n/a
Access: n/a	Parking Quantity: n/a
Location: n/a	Parking Proximity: n/a

Land Summary

Land Type:	Acres:	Value:
Grazing	n/a	n/a
Fallow	n/a	n/a
Irrigated	29	n/a
Continuous Crop	n/a	n/a
Wild Hay	n/a	n/a
Farmsite	n/a	n/a
ROW	n/a	n/a
NonQual Land	n/a	n/a
Total Ag Land	29	n/a
Total Forest Land	n/a	n/a
Total Market Land	n/a	n/a

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type

Owners

Party #1

Default Information:	NILSON, GEORGE D 2050 EAST LN BILLINGS, MT 59101-6382
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	11/6/2007 21:25:3 PM

Tax Year: 2026

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2025	39594	n/a	39594	COST
2024	33128	n/a	33128	COST
2023	33128	n/a	33128	COST

Market Land

No market land exists for this parcel

Dwellings

No dwellings exist for this parcel

Other Buildings

No other buildings exist for this parcel

Commercial

No commercial buildings exist for this parcel

Ag/Forest Land

Tax Year: 2026

Ag/Forest Land Item #1

Acre Type: I - Irrigated
Class Code: 1101

Irrigation Type: n/a
Timber Zone: n/a

Productivity

Quantity: 4.424
Units: Tons/Acre

Commodity: Alfalfa

Valuation

Acres: 18.745
Value: n/a

Per Acre Value: n/a

Ag/Forest Land Item #2

Acre Type: I - Irrigated
Class Code: 1101

Irrigation Type: n/a
Timber Zone: n/a

Productivity

Quantity: 4.425
Units: Tons/Acre

Commodity: Alfalfa

Valuation

Acres: 10.255
Value: n/a

Per Acre Value: n/a

Conservation Easements

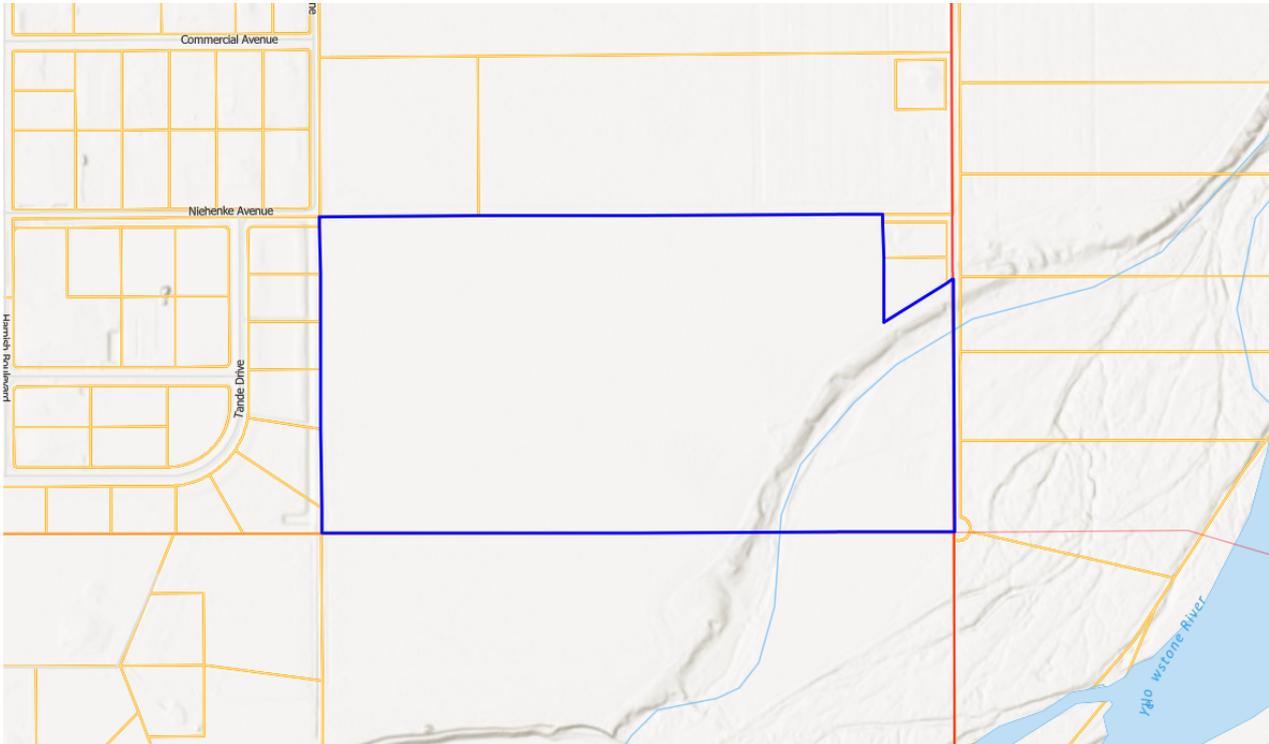
No conservation easements exist for this parcel

Disclaimer

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Tax Year: 2026

Scale: 1:7427.09 Basemap: Cadastral Application Base Map



Summary

Primary Information

Property Category: RP

Subcategory: Agricultural and Timber Properties

Geocode: 03-0926-24-4-01-01-0000

Assessment Code: 000D008810

Primary Owner:
 ZEILER, HAROLD E OR GLORIA D CO-TRSTE
 2424 EAST LN
 BILLINGS, MT 59101-6355
 Note: See Owners section for all owners

Property Address:
 2424 EAST LN
 BILLINGS, MT 59101

Certificate of Survey: n/a

Legal Description: S24, T01 S, R25 E, FRAC S2SE

Last Modified: 1/23/2026 10:6:31 AM

Tax Year: 2026

General Property Information

Neighborhood: 203.006.3	Property Type: Improved Property
Living Units: n/a	Levy District: 03-1981UF-O23-UF
Zoning: n/a	Ownership: 100
LinkedProperty: No linked properties exist for this property	
Exemptions: No exemptions exist for this property	
Condo Ownership:	
General: n/a	Limited: n/a

Property Factors

Topography: n/a	Fronting: n/a
Utilities: n/a	Parking Type: n/a
Access: n/a	Parking Quantity: n/a
Location: n/a	Parking Proximity: n/a

Land Summary

Land Type:	Acres:	Value:
Grazing	7.481	n/a
Fallow	n/a	n/a
Irrigated	68.949	n/a
Continuous Crop	n/a	n/a
Wild Hay	n/a	n/a
Farmsite	1	n/a
ROW	n/a	n/a
NonQual Land	n/a	n/a
Total Ag Land	77.43	n/a
Total Forest Land	n/a	n/a
Total Market Land	n/a	n/a

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
7/2/1997	0018	81052	N/A	n/a	n/a
6/11/1997	0018	78228	N/A	n/a	n/a
6/11/1997	0018	78229	N/A	n/a	n/a

Owners

Tax Year: 2026

Party #1

Default Information:	ZEILER, HAROLD E OR GLORIA D CO-TRSTE 2424 EAST LN BILLINGS, MT 59101-6355
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	11/6/2007 21:25:3 PM

Party #2

Default Information:	HAROLD E ZEILER FAMILY REVOC LVG TR 2424 EAST LN BILLINGS, MT 59101-6355
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	11/6/2007 21:25:3 PM

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2025	96563	41570	138133	COST
2024	80907	33080	113987	COST
2023	80907	33080	113987	COST

Market Land

No market land exists for this parcel

Dwellings

Dwelling #1

Dwelling Information

Dwelling Type	Style	Year Built
SFR	03 - Ranch	1920

Tax Year: 2026

Residential Type: SFR
 Year Built: 1920
 Effective Year: 1960
 Story Height: 1.0
 Grade: 3
 Class Code: 3110
 Year Remodeled: n/a

Style: 03 - Ranch
 Roof Material: 10 - Asphalt Shingle
 Roof Type: 3 - Gable
 Attic Type: 0 - None
 Exterior Walls: 1 - Frame
 Exterior Wall Finish: 4 - Asbestos
 Degree Remodeled: n/a

Mobile Home Details

Manufacturer: n/a
 Width: n/a
 Model: n/a

Serial #: n/a
 Length: n/a

Basement Information

Foundation: 2 - Concrete
 Daylight: N
 Quality: n/a

Finished Area: n/a
 Basement Type: 0 - None

Heating/Cooling Information

Type: None

System Type: 5 - Forced Air

Fuel Type: 3 - Gas

Heated Area: n/a

Living Accomodations

Bedrooms: 1

Family Rooms: n/a

Full Baths: 1

Half Baths: n/a

Addl Fixtures: 2

Additional Information

Fire Places
 Stories: n/a
 Openings: n/a

Stacks: n/a
 Prefab/Stove: n/a

Garage Capacity: n/a

Cost & Design: n/a

Flat Add: n/a

% Complete: n/a

Description: n/a

Dwelling Ammenities

View: n/a

Access: n/a

Area Used in Cost

Basement: n/a

Addl Floors: n/a

First Floor: 724

Second Floor: n/a

Half Story: n/a

Unfinished Area: n/a

Attic: n/a

SFLA: 724

Depreciation Information

CDU: n/a

Physical Condition: Unsound (1)

Desirability
 Property: Unsound (1)

Location: Unsound (1)

Depreciation Calculation

Tax Year: 2026

Age: 64

Pct Good: 0.14

RCNLD: n/a

Additions / Other Features

Lower Addtns	First	Second	Third	Area	Year	Cost
n/a	14 - Porch, Frame, Enclosed	n/a	n/a	100	n/a	n/a

No additional features exist for this property

Other Buildings

Outbuilding/Yard Improvement #1

Type: Residential

Description: RPA2 - Concrete

Quantity: 1

Year Built: 1980

Grade: A

Condition: Res Poor

Functional: n/a

Class Code: 3110

Dimensions

Width/Diameter: 6

Length: 9

Size/Area: n/a

Height: n/a

Bushels: n/a

Circumference: n/a

Commercial

No commercial buildings exist for this parcel

Ag/Forest Land

Ag/Forest Land Item #1

Acre Type: FSA - Farmsite on agricultural land
Class Code: 2001

Irrigation Type: n/a
Timber Zone: n/a

Productivity

Quantity: n/a
Units: n/a

Commodity: N/A

Valuation

Acres: 1
Value: n/a

Per Acre Value: n/a

Tax Year: 2026

Ag/Forest Land Item #2

Acre Type: G - Grazing
Class Code: 1601

Irrigation Type: n/a
Timber Zone: n/a

Productivity

Quantity: 0.218
Units: AUM/Acre

Commodity: Grazing Fee

Valuation

Acres: 1.471
Value: n/a

Per Acre Value: n/a

Ag/Forest Land Item #3

Acre Type: G - Grazing
Class Code: 1601

Irrigation Type: n/a
Timber Zone: n/a

Productivity

Quantity: 0.289
Units: AUM/Acre

Commodity: Grazing Fee

Valuation

Acres: 2.71
Value: n/a

Per Acre Value: n/a

Ag/Forest Land Item #4

Acre Type: G - Grazing
Class Code: 1601

Irrigation Type: n/a
Timber Zone: n/a

Productivity

Quantity: 0.641
Units: AUM/Acre

Commodity: Grazing Fee

Valuation

Acres: 3.3
Value: n/a

Per Acre Value: n/a

Ag/Forest Land Item #5

Acre Type: I - Irrigated
Class Code: 1101

Irrigation Type: n/a
Timber Zone: n/a

Productivity

Quantity: 3.947
Units: Tons/Acre

Commodity: Alfalfa

Valuation

Acres: 3.551
Value: n/a

Per Acre Value: n/a

Tax Year: 2026

Ag/Forest Land Item #6

Acre Type: I - Irrigated
Class Code: 1101

Irrigation Type: n/a
Timber Zone: n/a

Productivity

Quantity: 4.424
Units: Tons/Acre

Commodity: Alfalfa

Valuation

Acres: 64.282
Value: n/a

Per Acre Value: n/a

Ag/Forest Land Item #7

Acre Type: I - Irrigated
Class Code: 1101

Irrigation Type: n/a
Timber Zone: n/a

Productivity

Quantity: 4.425
Units: Tons/Acre

Commodity: Alfalfa

Valuation

Acres: 1.116
Value: n/a

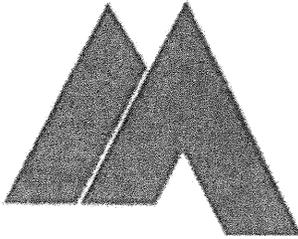
Per Acre Value: n/a

Conservation Easements

No conservation easements exist for this parcel

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**FIRST
MONTANA
TITLE** COMPANY OF
BILLINGS

FMT OF BILLINGS LLC
2737 Montana Avenue
Billings, Montana 59101
Phone: 406-248-3000
Fax: 406-248-9928

October 16, 2024

RE: File No: **B2436483**

RE: Loan No.:

To Whom It May Concern:

This is your recorded document(s) for 2202 East Lane, Billings, MT 59101. We e-recorded the document so the front page is your recording proof and there is no stamp on the original document. Please keep the recording information attached to the original document(s).

Sincerely,

FMT of Billings LLC

Darla Mae Berumen

Authorized Signatory
darla@firstmontanatile.com

After Recording Return To:

Keith & Jerlyn Nokes
3692 Westcliff Ave
Laughlin, NV 89029

First Montana Title Co.

B2436483

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, the undersigned

Earnestine Eleanor Zeiler also known as Ernestine E. Zeiler, Grantor,

does hereby grant, convey, transfer, sell, and warrant unto

Keith Nokes and Jerlyn Nokes, as joint tenants with right of survivorship whose current mailing address is

3692 Westcliff Ave, Laughlin, NV 89029, Grantee,

and to his/her successors and assigns forever, that certain real property situated in Yellowstone County, State of Montana, which is more particularly described as follows:

All of Tract No. 1 of Zeiler Acreage Tracts, according to the official plat thereof now on file and of record in the office of the Clerk and Recorder of Yellowstone County, Montana under Document No. 620908

TOGETHER WITH all buildings, improvements, tenements, hereditaments, and appurtenances currently existing thereon, SUBJECT, however, to the following:

- (a) All reservations and exceptions in patents or deeds from the United States or the State of Montana;
- (b) All applicable building, zoning, use, health, sanitation, environmental, and other similar laws, restrictions, ordinances, rules, and regulations, including but not limited to all covenants, restrictions, reservations, and exceptions of record;
- (c) All general and special taxes and assessments for the year 2024 and subsequent years;
- (d) All existing easements and rights-of-way;
- (e) All apparent interests and rights;
- (f) All discrepancies, conflicts in boundary lines, shortage in area and encroachments;
- (g) All water rights, claims or title to water;

B.O.C.C. Regular

1. a.

Meeting Date: 02/24/2026

Title: Board Appointments

Submitted By: Erika Guy

TOPIC:

Board Appointments - Dana Bishop, Jennifer Sayler, Brian Brown, George Warmer & Nicholas Steen to the MetraPark Advisory Board

BACKGROUND:

See Attached.

RECOMMENDED ACTION:

Sign and Mail

Attachments

Nicholas Steen
George Warmer
Brian Brown
Jennifer Sayler
Dana Bishop

Yellowstone County



COMMISSIONERS
(406) 256-2701

P.O. Box 35000
Billings, MT 59107-5000
bocc@yellowstonecountymt.gov

February 24, 2026

Mr. Nicholas Steen
6147 Norma Jean In
Billings, MT 59101

RE: MetraPark Advisory Board

Dear Mr. Steen,

The Board of County Commissioners of Yellowstone County has appointed you to represent Yellowstone County as a member on the above-named board. Your term by this appointment will be to December 31, 2026.

We wish to take this opportunity to thank you in advance for accepting this community service.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
YELLOWSTONE COUNTY, MONTANA

Mark Morse, Chair

Michael J. Waters, Member

Chris White, Member

BOCC/eg

cc: Board File - Clerk & Recorder
Mr. Stoney Field, 308 6th Avenue North, Billings, MT 59101

Yellowstone County



COMMISSIONERS
(406) 256-2701
(406) 256-2777 (FAX)

P.O. Box 35000
Billings, MT 59107-5000
bocc@yellowstonecountymt.gov

February 24, 2026

Mr. George Warmer
2210 11th St W
Billings, MT 59102

RE: MetraPark Advisory Board

Dear Mr. Warmer,

The Board of County Commissioners of Yellowstone County has appointed you to represent Yellowstone County as a member on the above-named board. Your term by this appointment will be to December 31, 2026.

We wish to take this opportunity to thank you in advance for accepting this community service.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
YELLOWSTONE COUNTY, MONTANA

Mark Morse, Chair

Michael J. Waters, Member

Chris White, Member

BOCC/eg

cc: Board File - Clerk & Recorder
Mr. Stoney Field, 308 6th Avenue North, Billings, MT 59101

Yellowstone County



COMMISSIONERS
(406) 256-2701
(406) 256-2777 (FAX)

P.O. Box 35000
Billings, MT 59107-5000
bocc@yellowstonecountymt.gov

February 24, 2026

Mr. Brian Brown
5128 Chapel Hill Drive
Billings, MT 59106

RE: MetraPark Advisory Board

Dear Mr. Brown,

The Board of County Commissioners of Yellowstone County has appointed you to represent Yellowstone County as a member on the above-named board. Your term by this appointment will be to December 31, 2026.

We wish to take this opportunity to thank you in advance for accepting this community service.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
YELLOWSTONE COUNTY, MONTANA

Mark Morse, Chair

Michael J. Waters, Member

Chris White, Member

BOCC/eg

cc: Board File - Clerk & Recorder
Mr. Stoney Field, 308 6th Avenue North, Billings, MT 59101

Yellowstone County



COMMISSIONERS
(406) 256-2701
(406) 256-2777 (FAX)

P.O. Box 35000
Billings, MT 59107-5000
bocc@yellowstonecountymt.gov

February 24, 2026

Ms. Jennifer Sayler
5302 Travertine Blvd
Billings, MT 59106

RE: MetraPark Advisory Board

Dear Ms. Sayler,

The Board of County Commissioners of Yellowstone County has appointed you to represent Yellowstone County as a member on the above-named board. Your term by this appointment will be to December 31, 2026.

We wish to take this opportunity to thank you in advance for accepting this community service.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
YELLOWSTONE COUNTY, MONTANA

Mark Morse, Chair

Michael J. Waters, Member

Chris White, Member

BOCC/eg

cc: Board File - Clerk & Recorder
Mr. Stoney Field, 308 6th Avenue North, Billings, MT 59101

Yellowstone County



COMMISSIONERS
(406) 256-2701
(406) 256-2777 (FAX)

P.O. Box 35000
Billings, MT 59107-5000
bocc@yellowstonecountymt.gov

February 24, 2026

Mr. Dana Bishop
507 Montclair Drive
Billings, MT 59102

RE: MetraPark Advisory Board

Dear Mr. Bishop,

The Board of County Commissioners of Yellowstone County has appointed you to represent Yellowstone County as a member on the above-named board. Your term by this appointment will be to December 31, 2026.

We wish to take this opportunity to thank you in advance for accepting this community service.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
YELLOWSTONE COUNTY, MONTANA

Mark Morse, Chair

Michael J. Waters, Member

Chris White, Member

BOCC/eg

cc: Board File - Clerk & Recorder
Mr. Stoney Field, 308 6th Avenue North, Billings, MT 59101

B.O.C.C. Regular

1. b.

Meeting Date: 02/24/2026

Title: Board Openings

Submitted By: Erika Guy

TOPIC:

Board Openings - Updated List

BACKGROUND:

See Attached

RECOMMENDED ACTION:

Post

Attachments

Board Openings

YELLOWSTONE COUNTY BOARD OPENINGS

February 24, 2026

LOCKWOOD FIRE DISTRICT #8	3 year	1 full to 5/1/29
---------------------------	--------	------------------

APPLICATIONS FOR THE ABOVE POSITIONS WILL BE ACCEPTED
UNTIL 5:00PM ON THURSDAY, March 26, 2026

February 17, 2026

CITY/COUNTY PLANNING: DIST 3	2 year	1 full to 12/31/26
CITY/COUNTY PLANNING: DIST 4	2 year	1 full to 12/31/26

- NOTE: To be eligible for the above special district boards, applicants must live AND own property within the boundaries of the district. To find which planning district you live in, please contact the City/County Planning Division at 247-8676.

BROADVIEW CEMETERY	3 year	1 partial to 6/30/26
BLUE CREEK FIRE SERVICE AREA	3 year	2 full to 5/8/27
LAUREL FIRE DISTRICT #5	3 year	1 full to 5/1/28
LAUREL FIRE DISTRICT #7	3 year	1 full to 5/1/28

- NOTE: To be eligible for the above special district boards, applicants must live OR own property within the boundaries of the district.

CONSOLIDATED ZONING COMMISSION	2 year	1 full to 6/30/27 1 partial to 6/30/26
--------------------------------	--------	---

- NOTE: Eligible applicants for the above board must live outside the city limits of Billings but within 4-1/2 mile zoning boundary.

LOCKWOOD PEDESTRIAN SAFETY DISTRICT ADV.	3 year	1 partial to 12/31/27
AREA II AGENCY ON AGING	1 year	1 full to 6/30/26
YELLOWSTONE ART MUSEUM	3 year	1 full to 12/31/28
BILLINGS PUBLIC LIBRARY	5 year	1 full to 3/31/31

HISTORIC PRESERVATION BOARD	2 year	1 full to 12/31/27
-----------------------------	--------	--------------------

- NOTE: Eligible applicants for the above board must have professional expertise in history, planning, archaeology, architecture, or historic preservation-related disciplines.

APPLICATIONS FOR THE ABOVE POSITIONS WILL BE ACCEPTED
UNTIL 5:00PM ON THURSDAY, March 19, 2026

February 3, 2026

LOCKWOOD URBAN TRANSPORTATION DISTRICT	4 year	2 full to 5/2/28
FUEGO FIRE SERVICE AREA	3 year	1 full to 12/31/28

- NOTE: To be eligible for the above special district boards, applicants must live OR own property within the boundaries of the district.

BICYCLE AND PEDESTRIAN ADVISORY COMMITTEE	3 year	1 full to 12/31/28
---	--------	--------------------

- NOTE: Eligible applicants for the above board must live outside the incorporated limits of the City of Billings.

APPLICATIONS FOR THE ABOVE POSITIONS WILL BE ACCEPTED
UNTIL 5:00PM ON THURSDAY, March 5, 2026

B.O.C.C. Regular

2. a.

Meeting Date: 02/24/2026

Title: Request to Expend - Facilities - Cell Phone for New Maintenance Tech

Submitted For: Matt Kessler, Purchasing Agent

Submitted By: Matt Kessler, Purchasing Agent

TOPIC:

Request to Expend - Facilities - Cell Phone for New Maintenance Tech

BACKGROUND:

The Facilities Department is requesting Commissioners' approval for a new cell phone for the new maintenance tech at YCDF. There is no price for buying the phone and the monthly cost is \$36.99 per month with a 2-year contract.

RECOMMENDED ACTION:

Approve request and return a copy to Finance.

Attachments

RTE - Facilities Cell Phone



Yellowstone County

Request to Expend

This form is to be completed for all Capital outlay requests (a single item costing \$5,000.00 or more or a useful life of at least one year). Please attach all pertinent paperwork with price quotes, if available, and forward to the Purchasing Department with a completed Requisition. The Account Code numbers and budget balance lines must be completed by the requesting Department. Please use the most recent budget report to obtain this information. This date will be verified by the Finance Department. If the item(s) to be purchased are over the budgeted amount or were not budgeted, Commissioner approval is required prior to placing the order.

Item(s) Requested:

New cell phone

Cost: \$36.99/month

Other Costs: _____

Less Trade-in / Discount _____

Net Cost of Request \$887.76 for 2-year contract

Explanation of Purchase

New cell phone for new maintenance tech at YCDF.

Facilities _____

Department _____

Elected Official or Department Manager

Budget Information

COMMISSIONER ACTION

Account Numbers: 1000.000.145.411200.345

Approved: YES ___ NO ___

Budget Balance: \$2,592.59

Tabled: _____

Is this a budgeted item? No

Date: _____

Finance Note: _____

Votes: YES NO

Chairperson _____

Member _____

Member _____

Purchasing Agent _____

Date _____

B.O.C.C. Regular

2. b.

Meeting Date: 02/24/2026

Title: Disposition of Assets - Miscellaneous Equipment

Submitted By: Anna Ullom, Senior Accountant

TOPIC:

Disposition of Assets Miscellaneous Equipment

BACKGROUND:

The Finance Department is requesting Commissioners approval to dispose of/recycle miscellaneous equipment consisting of outdated computers, monitors, copiers, scanners, various other electronic equipment and end-of-life equipment from various departments that are beyond economical repair. Most equipment is recycled rather than hauled to the landfill. The I.T. Department inspects and removes hard drives and wipes any memory from computers and copiers.

RECOMMENDED ACTION:

Approve the request and return a copy to Finance.

Attachments

Disposition of Assets 2.24.26

Metra - Disposition of Assets Sheets

Asset #	Description	Serial Number	Notes
41587	Panasonic Toughbook CF33me05VM	9LTTC21300	
41613	Panasonic Toughbook CF33me05VM	9LTTC21362	
41270	Panasonic Toughbook CF33me05VM		
40806	NUC 7i5BNK	808200 / G6BN75100787	
55219	Ice Machine	Metra	
55213	Infield Pump	Metra	
40498	Dell Precision 3510	7WWDQF2	
40705	Dell Precision 3520	4H93GH2	
40499	Dell Precision 3510	FNWDQF2	
41056	Dell Precision 3510	9J0PMF2	
40800	Dell Precision 3520	CRZRON2	
40799	Dell Precision 3520	FVZRON2	
41024	Dell Latitude E5570	JDGJCJ2	
41589	Panasonic Toughbook CF-33ME-05VM	9LTTC21306	
41610	Panasonic Toughbook CF33 (CF-33-ME-05VM)	9LTTC21357	
41611	Panasonic Toughbook CF-33ME-05VM	9LTTC21359	
41631	Panasonic Toughbook CF-33ME-05VM	9LTTC21396	
41617	Panasonic Toughbook CF-33ME-05VM	9LTTC21372	
41581	Panasonic Toughbook CF-33ME-05VM	9LTTC21330	
41593	Panasonic Toughbook CF-33ME-05VM	9LTTC2139	
41545	Dell OptiPlex 7070	DFDFSZ2	
40798	Dell Precision 3520	3MZRON2	
40780	Lenovo ideapad FLEX 5-1570	MP1D74RY	
41665	Dell Optiplex 3070 Micro XCTO	523YY23	
40476	HP Officejet Pro X476dn MFP	40476	
40338	NUC 5i5RYK	G6RY536000WR	
41135	OptiPlex 7050	BSP79T2	
41643	OptiPlex 3070	7WQ9T13	
	XPS 8700	B50VZ72	
	HP s5000 Tower	BV627AA#ABA	
40676	Dell Latitude E5570	J99V0G2	
41583	Panasonic Toughbook CF-33ME-05VM	9LTTC21271	
41597	Panasonic Toughbook CF33 (CF-33-ME-05VM)	9LTTC2125	
41598	Panasonic Toughbook CF-33ME-05VM	9LTTC21326	
41623	Panasonic Toughbook CF-33ME-05VM	9LTTC21382	
41630	Panasonic Toughbook CF-33ME-05VM	9LTTC21395	
40320	HP LaserJet P3015	VND3G49621	
41242	HP LaserJet M608	CNBCM418KD	
40883	Dell OptiPlex 3050	7BPD1S2	
38554	Brother Intellifax 2820		
45240	Dell OptiPlex 7060 Micro	J3QP2W2	
45237	Dell OptiPlex 7060 Micro	J3PYZV2	
45249	Dell OptiPlex 7060 Micro	J3KR2W2	
45244	Dell OptiPlex 7060 Micro	J4Y10W2	
45247	Dell OptiPlex 7060 Micro	J5120W2	
45251	Dell OptiPlex 7060 Micro	95SH3W2	
45250	Dell OptiPlex 7060 Micro	J3LV2W2	
45246	Dell OptiPlex 7060 Micro	J50R2W2	
45245	Dell OptiPlex 7060 Micro	BHB9FX2	
45252	Dell OptiPlex 7060 Micro	J50T2W2	
41570	Dell Optiplex 3070	HXRDH03	
41986	Konica Minolta PC-210 printer	A2XMWY2192107	
45242	Dell OptiPlex 7060 Micro	J3N60W2	
45241	Dell OptiPlex 7060 Micro	B37RG13	
45243	Dell OptiPlex 7060 Micro	J3P90W2	
45248	Dell OptiPlex 7060 Micro	J52R2W2	
41128	Loenovo T580 Thinkpad	R90SPF67	
40346	HP Printer	PHGFC79954	
39038	Zebra Label Printer TLP2844	41J121301035	
41271	Panasonic Toughbook CF-33ME-05VM	9HTTC99174	
41628	Panasonic Toughbook CF-33ME-05VM	9LTTC21393	
41609	Panasonic Toughbook CF-33ME-05VM	9LTTC21356	
41627	Panasonic Toughbook CF-33ME-05VM	9LTTC21390	
40676	Dell Latitude E5570	J99V0G2	
38793	HP LaserJet M602	CNBCD18101	
40704	Dell Precision 3520	77H3GH2	

Asset #	Description	Serial Number	Notes
41201	Dell OptiPlex 7060 Micro	B8LWZV2	
41268	Dell OptiPlex 3060 Micro	1JYKPY2	
41172	Dell OptiPlex 7060 Micro	6RLMHV2	
41771	Dell OptiPlex 7060 Micro	8HP4H63	
41233	Dell OptiPlex 7060 Micro	B8Y6DW2	
41158	Dell Latitude 5420	87W8TG2	
40493	Acer V226WL 22 Monitor	61101999385	
41877	Dell OptiPlex 3080 Micro	H5RXM83	
31417	AT 37 TARGET FRAME		missed on 4.22.25 agenda item
31418	AT 37 TARGET FRAME		missed on 4.22.25 agenda item
31419	AT 37 TARGET FRAME		missed on 4.22.25 agenda item
31420	TARGET REMOTE CONTROL TRANSMITTER		missed on 4.22.25 agenda item
35056	HOSTAGE/NEG RESCUE PHONE		missed on 4.22.25 agenda item
36236	RADAR UNIT		missed on 4.22.25 agenda item
36237	RADAR UNIT		missed on 4.22.25 agenda item
36238	RADAR UNIT		missed on 4.22.25 agenda item
37113	PYTHON III RADAR UNIT		missed on 4.22.25 agenda item
37114	PYTHON III RADAR UNIT		missed on 4.22.25 agenda item
37115	PYTHON III RADAR UNIT		missed on 4.22.25 agenda item
37116	PYTHON III RADAR UNIT		missed on 4.22.25 agenda item
37264	PYTHON III Radar Units		missed on 4.22.25 agenda item
37265	PYTHON III Radar Units		missed on 4.22.25 agenda item
37266	PYTHON III Radar Units		missed on 4.22.25 agenda item
37267	PYTHON III Radar Units		missed on 4.22.25 agenda item
37596	RADAR UNIT		missed on 4.22.25 agenda item
37597	RADAR UNIT		missed on 4.22.25 agenda item
37598	RADAR UNIT		missed on 4.22.25 agenda item
37599	RADAR UNIT		missed on 4.22.25 agenda item
12483	YCSO CIVIL CREDIT CARD MACHINE		missed on 4.22.25 agenda item
35535	PORTABLE RADIO		missed on 4.22.25 agenda item
35535	PORTABLE RADIO		missed on 4.22.25 agenda item
NO TAG	PORTABLE RADIO		missed on 4.22.25 agenda item
NO TAG	PORTABLE RADIO		missed on 4.22.25 agenda item
40997	Dell Latitude 5420 Rugged CTO w/dock		missed on 4.22.25 agenda item
40998	Dell Latitude 5420 Rugged CTO w/dock		missed on 4.22.25 agenda item
40999	Dell Latitude 5420 Rugged CTO w/dock		missed on 4.22.25 agenda item
41982	Dell latitude 5420 Rugged Laptop		missed on 4.22.25 agenda item
38854	HP Laser Jet P1102w Printer		missed on 4.22.25 agenda item
33681	Chair		missed on 4.22.25 agenda item
38735	POLYCOM HIGH DEF HDX 8000 VIDEO CONFERENCING EQUIPMENT		missed on 4.22.25 agenda item
39790	Acer Monitor	32300457285	missed on 4.22.25 agenda item
40497	Dell 3150 Laptop	CKBDQF2	missed on 4.22.25 agenda item
40369	Kyocera TASKalfa 6002i (EXT)	W2Z6Y01817	missed on 4.22.25 agenda item
38469	Fax Machine		missed on 4.22.25 agenda item
44371	Panasonic Toughbook	7ATSA09930	missed on 4.22.25 agenda item
40850	Kyocera TaskAlpha 2552ci MFC	W2V8204853	missed on 4.22.25 agenda item
41586	Panasonic Toughbook	9LTTC21295	missed on 4.22.25 agenda item
39931	HP LaserJet 600 M602	CNDCGB81BB	missed on 4.22.25 agenda item
41596	Panasonic Toughbook	9LTTC21323	missed on 4.22.25 agenda item
40632	HP LaserJet M605	CNDCJCR1P3	missed on 4.22.25 agenda item
41604	Panasonic Toughbook CF-33	9LTTC21337	missed on 4.22.25 agenda item
41614	Panasonic Toughbook CF33 (CF-33-ME-05VM)	9LTTC21368	missed on 4.22.25 agenda item
41594	Panasonic Toughbook CF33 (CF-33-ME-05VM)	9LTTC21320	missed on 4.22.25 agenda item
41621	Panasonic Toughbook CF33 (CF-33-ME-05VM)	9LTTC21378	missed on 4.22.25 agenda item
41103	Panasonic Toughbook CF54 D3 OOVm	6JTSA93369	missed on 4.22.25 agenda item
12769	Colortrac MP40 Scanner/ViewSonic 22" Monitor		
38862	CANON CIPF765 36 PLOTTER	AAGW1430	
40996	HP LaserJet Pro M404N Printer	PHBC237639	
41637	Dell Optiplex 3070	JD6CH13	
37540	Fujitsu Fi-5120C Scanner	145109	
40667	HP604N Hewlett Packard P	CNBCHCK025	
41547	Dell OptiPlex 3070 Micro	JGHR903	
23146	56 SLOT STEEL ROLLER SHELVING FILING CABINET		
41667	Dell Optiplex 3070 Micro XCTO	5236Z23	
41664	Dell computer stand		
41234	Dell Optiplex 4060	GWFKDW2	

Asset #	Description	Serial Number	Notes
41751	Dell OptiPlex 3070 SFF XCTO- Microfilm Reader	2W5TQ53	
41752	Dell OptiPlex 3070 SFF XCTO- Bev Wiley	2W5SQ53	
41847	Dell OptiPlex 3080 SFF XCTO	H5KZM83	
41848	Dell OptiPlex 3080 SFF XCTO	H5LYM83	
41849	Dell OptiPlex 3080 SFF XCTO	H5LXM83	
41850	Dell OptiPlex 3080 Micro	H5LMV83	
41851	Dell OptiPlex 3080 SFF XCTO	H5LWM83	
41852	Dell OptiPlex 3080 SFF XCTO	H5LON83	
37845	Kenmore employee owned Fridge purchased by YCO		
38492	Fujitsu fi 6770 document SCANNER	22712	
39028	FUJITSU FI-6130Z SCANNER		
39001	BROTHERS MODEL 4100e FAX MACHINE		
41974	Intel NUC817BEH Desktop Computer	G6BE02800JRV	
41164	Dell Computer - D. Jones	938CDV2	
41260	HP 557dn LaserJet	MXCCM6W08L	

DISPOSITION OF ASSETS
Certification

Pursuant to Yellowstone County Purchasing Policies & Procedures, Policy No. 04-43 (J),
 I (Print Name) TIM WOMBOLT, (Department) MetraPark,

hereby certifies that the following equipment belonging to Yellowstone County has reached the
 end of useful life and has been removed from service.

I have determined that this equipment is not suitable for use by any County Departments
 and that further the equipment has no salvageable value to the County for the purpose of sale or
 trade-in. The equipment will need to be either donated to a charity or sent to the landfill.

Regardless of disposition, I further certify that County information has been removed from
 the equipment so that meaningful information cannot be recovered from the equipment's hard
 drive or memory system.

DESCRIPTION	QUANTITY	COUNTY ASSET NUMBER
AMPHITHEATER (1/1/2000) BUD STAGE	1	NONE
STORAGE SHED (PO #355363)	1	NONE
BOTH ITEMS ARE LONG GONE		
SHED DESTROYED - NEVER REPLACED		


 Signature

2-9-26
 Date

ACTION TAKEN: _____

_____ Date

BY: _____

_____ Date

FIXED ASSET INVENTORY REPORT

Yellowstone County METRA - June 30, 2026

01/28/2026 - 1:57 PM

Asset A/C#	Asset A/C# Description	CLASS	Date Acq	DEPT	Description	S/N or VIN	COLOR Description	Status	Cost	Verified	Notes
210	BUILDING IMPROVEMENTS	210	01/01/2000	551	AMPHITHEATER			A	5,009.00		Long Gone - Bud Stage
200	BUILDINGS	200	07/01/2008	551	STORAGE SHED			A	5,000.00		Long Gone - Accident-Destroyed / never repl

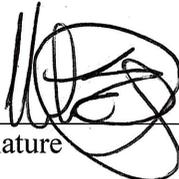
DISPOSITION OF ASSETS
Certification

Pursuant to Yellowstone County Purchasing Policies & Procedures, Policy No. 04-43 (J),
 I (Print Name) Michael Groscop, (Department) Metra Concessions,
 hereby certifies that the following equipment belonging to Yellowstone County has reached the
 end of useful life and has been removed from service.

I have determined that this equipment is not suitable for use by any County Departments
 and that further the equipment has no salvageable value to the County for the purpose of sale or
 trade-in. The equipment will need to be either donated to a charity or sent to the landfill.

Regardless of disposition, I further certify that County information has been removed from
 the equipment so that meaningful information cannot be recovered from the equipment's hard
 drive or memory system.

DESCRIPTION	QUANTITY	COUNTY ASSET NUMBER
Meritage POS System	Capital	6/30/2019
List of Meritage Equip	Non-Cap List	See Attached
Disposal to Recycling		
Components Inoperable		



 Signature

1-29-26

 Date

ACTION TAKEN: _____

 Date

BY: _____

 Date

YELLOWSTONE COUNTY

METRA CONCESSIONS

FY26 INVENTORY (NON-CAPITAL)

DEPT	DEPT Description	CLASS	CLASS Description	Date Acq	Description	DEPT	PO#	ASSET TAG #	Cost
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DISPOSALS

400	MACHINERY & EQUIP	460	CAPITAL ITEM	06/30/2019	MERITAGE TECH CONCESSIONS POS SYSTEM	551	VARIOUS		185034.00
553	METRA CONCESSIONS	455	COMPUTERS/LAPTOPS	10/12/2021	IPAD PRO	553	560694	40266	1,429.00
553	METRA CONCESSIONS	455	COMPUTERS/LAPTOPS	10/12/2021	IPAD PRO	553	560694	40267	1,429.00
553	METRA CONCESSIONS	455	COMPUTERS/LAPTOPS	10/12/2021	IPAD PRO	553	560694	40268	1,429.00
553	METRA CONCESSIONS	455	COMPUTERS/LAPTOPS	10/12/2021	IPAD PRO	553	560694	40269	1,429.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	EMV	553	533401	41286	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	TERMINAL - MERITAGE	553	533401	41287	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	EMV	553	533401	41288	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	TERMINAL - MERITAGE	553	533401	41289	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	TERMINAL - MERITAGE	553	533401	41290	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	TERMINAL - MERITAGE	553	533401	41291	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	EMV	553	533401	41292	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	TERMINAL - MERITAGE	553	533401	41293	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	EMV	553	533401	41294	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	TERMINAL - MERITAGE	553	533401	41295	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	EMV	553	533401	41296	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	TERMINAL - MERITAGE	553	533401	41297	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	EMV	553	533401	41298	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	TERMINAL - MERITAGE	553	533401	41299	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	EMV	553	533401	41300	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	TERMINAL - MERITAGE	553	533401	41301	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	EMV	553	533401	41302	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	TERMINAL - MERITAGE	553	533401	41303	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	TERMINAL - MERITAGE	553	533401	41304	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	EMV	553	533401	41305	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	TERMINAL - MERITAGE	553	533401	41306	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	EMV	553	533401	41307	0.00

YELLOWSTONE COUNTY

METRA CONCESSIONS

FY26 INVENTORY (NON-CAPITAL)

DEPT	DEPT Description	CLASS	CLASS Description	Date Acq	Description	DEPT	PO#	ASSET TAG #	Cost
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	TERMINAL - MERITAGE	553	533401	41308	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	EMV	553	533401	41309	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	TERMINAL - MERITAGE	553	533401	41310	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	EMV	553	533401	41311	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	TERMINAL - MERITAGE	553	533401	41312	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	EMV	553	533401	41313	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	TERMINAL - MERITAGE	553	533401	41314	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	EMV	553	533401	41315	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	TERMINAL - MERITAGE	553	533401	41316	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	EMV	553	533401	41317	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	TERMINAL - MERITAGE	553	533401	41318	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	TERMINAL - MERITAGE	553	533401	41319	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	TERMINAL - MERITAGE	553	533401	41320	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	SUITE - SELF ORDER	553	533401	41321	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	SUITE - SELF ORDER	553	533401	41322	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	SUITE - SELF ORDER	553	533401	41323	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	SUITE - SELF ORDER	553	533401	41324	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	SUITE - SELF ORDER	553	533401	41325	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	SUITE - SELF ORDER	553	533401	41326	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	SUITE - SELF ORDER	553	533401	41327	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	SUITE - SELF ORDER	553	533401	41328	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	SUITE - SELF ORDER	553	533401	41329	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	SUITE - SELF ORDER	553	533401	41330	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	EMV	553	533401	41331	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	TERMINAL - MERITAGE	553	533401	41332	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	EMV	553	533401	41333	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	TERMINAL - MERITAGE	553	533401	41334	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	TERMINAL - MERITAGE	553	533401	41335	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	EMV	553	533401	41336	0.00

YELLOWSTONE COUNTY

METRA CONCESSIONS

FY26 INVENTORY (NON-CAPITAL)

DEPT	DEPT Description	CLASS	CLASS Description	Date Acq	Description	DEPT	PO#	ASSET TAG #	Cost
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	TERMINAL - MERITAGE	553	533401	41337	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	EMV	553	533401	41338	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	TERMINAL - MERITAGE	553	533401	41339	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	EMV	553	533401	41340	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	TERMINAL - MERITAGE	553	533401	41341	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	TERMINAL - MERITAGE	553	533401	41342	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	EMV	553	533401	41343	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	TERMINAL - MERITAGE	553	533401	41344	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	EMV	553	533401	41345	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	TERMINAL - MERITAGE	553	533401	41346	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	TERMINAL - MERITAGE	553	533401	41347	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	EMV	553	533401	41348	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	TERMINAL - MERITAGE	553	533401	41350	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	EMV	553	533401	41351	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	TERMINAL - MERITAGE	553	533401	41352	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	EMV	553	533401	41353	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	TERMINAL - MERITAGE	553	533401	41354	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	EMV	553	533401	41355	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	TERMINAL - MERITAGE	553	533401	41356	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	TERMINAL - MERITAGE	553	533401	41357	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	TERMINAL - MERITAGE	553	533401	41358	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	EMV	553	533401	41360	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	TERMINAL - MERITAGE	553	533401	41362	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	EMV	553	533401	41363	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	KITCHEN DISPLAY SYSTEM	553	533401	41364	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	TERMINAL - MERITAGE	553	533401	41365	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	TERMINAL - MERITAGE	553	533401	41367	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	TERMINAL - MERITAGE	553	533401	44036	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	TERMINAL - MERITAGE	553	533401	44037	0.00

YELLOWSTONE COUNTY

METRA CONCESSIONS

FY26 INVENTORY (NON-CAPITAL)

DEPT	DEPT Description	CLASS	CLASS Description	Date Acq	Description	DEPT	PO#	ASSET TAG #	Cost
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	TERMINAL - MERITAGE	553	533401	44038	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	03/12/2019	TERMINAL - MERITAGE	553	533401	44039	0.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	10/12/2021	EPSON THERMAL PRINTER	553	560694	40262	350.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	10/12/2021	EPSON THERMAL PRINTER	553	560694	40263	350.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	10/12/2021	EPSON THERMAL PRINTER	553	560694	40264	350.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	10/12/2021	EPSON THERMAL PRINTER	553	560694	40265	350.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	10/12/2021	EPSON THERMAL PRINTER	553	560694	44011	350.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	10/12/2021	EPSON THERMAL PRINTER	553	560694	44012	350.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	10/12/2021	EPSON THERMAL PRINTER	553	560694	44013	350.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	10/12/2021	EPSON THERMAL PRINTER	553	560694	44014	199.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	10/12/2021	EPSON THERMAL PRINTER	553	560694	44015	199.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	10/12/2021	EPSON THERMAL PRINTER	553	560694	44016	199.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	10/12/2021	EPSON THERMAL PRINTER	553	560694	44017	199.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	10/12/2021	EPSON THERMAL PRINTER	553	560694	44018	199.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	10/12/2021	EPSON THERMAL PRINTER	553	560694	44019	199.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	10/12/2021	EPSON THERMAL PRINTER	553	560694	44021	199.00
553	METRA CONCESSIONS	451	BUSINESS MACHINES	10/12/2021	EPSON THERMAL PRINTER	553	560694	44022	199.00

DISPOSITION OF ASSETS
Certification

Pursuant to Yellowstone County Purchasing Policies & Procedures, Policy No. 04-43 (J),
I (Print Name) TIM WOMBOLT, (Department) MetraPark,

hereby certifies that the following equipment belonging to Yellowstone County has reached the end of useful life and has been removed from service.

I have determined that this equipment is not suitable for use by any County Departments and that further the equipment has no salvageable value to the County for the purpose of sale or trade-in. The equipment will need to be either donated to a charity or sent to the landfill.

Regardless of disposition, I further certify that County information has been removed from the equipment so that meaningful information cannot be recovered from the equipment's hard drive or memory system.

DESCRIPTION	QUANTITY	COUNTY ASSET NUMBER
AMPHITHEATER (1/1/2000) BUD STAGE	1	NONE
STORAGE SHED (PO #355363)	1	NONE
BOTH ITEMS ARE LONG GONE		
SHED DESTROYED - NEVER REPLACED		



Signature

2-9-26

Date

ACTION TAKEN: _____

Date

BY: _____

Date

DISPOSITION OF ASSETS
Certification

Pursuant to Yellowstone County Purchasing Policies & Procedures, Policy No. 04-43 (J),
I (Print Name) Tim Wombolt, (Department) MetraPark,

hereby certifies that the following equipment belonging to Yellowstone County has reached the end of useful life and has been removed from service.

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Regardless of disposition, I further certify that County information has been removed from the equipment so that meaningful information cannot be recovered from the equipment's hard drive or memory system.

DESCRIPTION	QUANTITY	COUNTY ASSET NUMBER
A/C Units - Sage Hall & Cedar Hall	1	9/1/2000
Arena Concessions Expansion	1	09/01/1998
Kitchen Improv. - Art Pavilion	1	7/1/1989


Signature

2-17-20
Date

ACTION TAKEN: _____

Date

BY: _____

Date

FIXED ASSET INVENTORY REPORT

Yellowstone County METRA - June 30, 2026

01/28/2026 - 1:57 PM

Asset A/C#	Asset A/C# Description	CLASS	Date Acq	DEPT	Description	S/N or VIN	COLOR Description	Status	Cost	Verified	Notes
210	BUILDING IMPROVEMENTS	210	09/01/2000	551	A/C UNITS--SAGE HALL & CEDAR HALL			A	12,352.00		Sage A/C's Repl 4-H ARPA AC - Cedar Remodel
210	BUILDING IMPROVEMENTS	210	07/01/1989	551	KITCHEN IMPROVEMENT-ART PAVILLION			A	6,950.00		Kitchen removed before Election remodel
210	BUILDING IMPROVEMENTS	210	09/01/1998	551	ARENA CONCESSIONS EXPANSION			A	89,969.00		Tornado destroyed

B.O.C.C. Regular

2. c.

Meeting Date: 02/24/2026

Title: 2026 DNRC RRG Project Grant Application

Submitted For: Russell Burton, Comptroller

Submitted By: Russell Burton, Comptroller

TOPIC:

BBWA RRGL Grant Sponsorship Request

BACKGROUND:

Billings Bench Water Association (BBWA) is preparing an application to the Montana DNRC Renewable Resource Grant and Loan (RRGL) program. They are requesting county sponsorship. The grant is for infrastructure improvements for the water system.

RECOMMENDED ACTION:

Approve

Attachments

BBWA Grant Sponsor Request



Billings Bench Water Association
1111 Main Street
PO Box 50150
Billings, Mt 59105
(406) 259-6241

February 18, 2026

Jennifer,

Billings Bench Water Association is preparing an application to the Montana DNRC Renewable Resource Grant and Loan (RRGL) Program for a project titled *Billings Bench Conveyance Efficiency Improvements*. This project will focus on priority automation and monitoring upgrades within our conveyance system to improve water use efficiency, operational reliability, and the long-term performance of our infrastructure.

Because Yellowstone County has previously sponsored successful RRGL applications for similar water infrastructure projects, as well as the RRGL PER grant for our Priority SCADA locations, we respectfully request the County's sponsorship again for this application cycle.

The proposed project aligns closely with the RRGL program's eligibility criteria, particularly in advancing water use efficiency and modernizing existing water delivery systems. These improvements will enable more efficient water delivery, strengthen drought resilience, and enhance overall system management for agricultural producers throughout Yellowstone County.

We really value Yellowstone County's partnership and continued support. We would be pleased to provide additional project details, share draft materials, or attend a meeting if helpful during your consideration.

Sincerely,

Thank you!

A handwritten signature in blue ink that reads "Kristina".

Kristina Franco
Secretary – Treasurer

B.O.C.C. Regular

2. d.

Meeting Date: 02/24/2026

Title: Finance Contract - Extension Building - Cucancic Construction

Submitted For: Matt Kessler, Purchasing Agent

Submitted By: Matt Kessler, Purchasing Agent

TOPIC:

Finance Contract - Extension Building - Cucancic Construction

BACKGROUND:

The Finance Department is requesting Commissioners' approval for a contract with Cucancic Construction, Inc. for renovations of the Extension Building to provide an ADA bathroom, a large training room, and new carpet in offices. The contract total is \$70,170.00.

RECOMMENDED ACTION:

Sign contract and return a copy to Finance.

Attachments

Cucancic Contract - Exetnsion Bldg

YELLOWSTONE COUNTY INDEPENDENT CONTRACTOR CONTRACT

This Contract is entered into by and between Yellowstone County, Montana, herein referred to as "COUNTY", and Cucancic Construction, Inc., herein referred to as "CONTRACTOR", whose address is 7310 Entryway Dr., Billings, MT 59101.

THE PARTIES AGREE AS FOLLOWS:

1. SCOPE OF SERVICES: CONTRACTOR agrees to complete and perform the work or services for the Extension Building Renovation project in accordance with the plans and specifications attached and hereby incorporated as **Exhibit A**. This scope includes the base bid and additive alternates #1 and #2. Additive alternate #3 will not be included in the scope of work.
2. INDEPENDENT CONTRACTOR: COUNTY hereby employs CONTRACTOR as an independent contractor to complete and perform the scope of services. Neither CONTRACTOR or its principals or employees are employees of COUNTY.
3. EFFECTIVE DATE AND TIME OF PERFORMANCE: CONTRACTOR shall commence work upon approval of this Contract by both parties and shall complete the described work by April 21st, 2026.
4. COMPENSTATION: For the satisfactory completion of the scope of services, COUNTY shall pay CONTRACTOR a total of \$70,170.00. This total represents the base bid, additive alternate #1, and additive alternate #2. CONTRACTOR should submit invoices directly to COUNTY upon satisfactory completion of services for the period being invoiced. Any Change Orders for the project must be approved in writing by COUNTY prior to work being started. COUNTY shall pay invoices within 30 days of invoice date. Retainage of 5% will be withheld for any progress payments made by CONTRACTOR. The fee will be returned to CONTRACTOR upon completion of the project and acceptance by COUNTY.
5. CONTRACTOR'S REPRESENTATION:
 1. CONTRACTOR has examined and reviewed Contract Documents and other related paperwork
 2. CONTRACTOR has visited the site and become familiar with and is satisfied as to the general, local and site conditions that may affect cost, progress, performance and furnishing of the work.
 3. CONTRACTOR is familiar with and is satisfied as to all federal, state and local laws and regulations that may affect cost, progress and furnishing of the work.
 4. CONTRACTOR has given COUNTY written notice of all conflicts, errors, ambiguities or discrepancies that CONTRACTOR has discovered in the Contract Documents and that the Contract Documents are generally sufficient to indicate and convey the understanding of all terms and conditions for performance of the scope of services.

6. **CONTRACT DOCUMENTS:** The Contract Documents, which comprise the entire agreement between COUNTY and CONTRACTOR, consist of the following:

1. This agreement
2. CONTRACTOR's bid, dated December 31st, 2025.
3. CONTRACTOR's certificate of insurance and workers compensation coverage
4. Exhibit A – Phase 2 Drawings

7. **WARRANTY:** CONTRACTOR warrants that all services shall be performed in a professional manner. CONTRACTOR acknowledges that it shall be liable for any breach of this warranty for a period of one (1) year from the time services are completed.

8. **MODIFICATION OF CONTRACT:** This Contract contains the entire agreement between parties, and no statements or promises made by either party, or agents of either party, which are not contained in the written Contract, are valid or binding. This Contract may not be modified or altered except upon written agreement signed by both parties. Any subcontractor shall be bound by all of the terms and conditions of this Contract.

9. **INSURANCE:** CONTRACTOR shall maintain at its sole cost and expense, commercial general liability insurance from an insurance carrier licensed to do business in the State of Montana in the amount of seven hundred and fifty thousand dollars (\$750,000.00) for each occurrence (minimum) and one million five hundred thousand dollars (\$1,500,000.00) aggregate. CONTRACTOR also agrees to maintain workers compensation insurance from an insurance carrier licensed to do business in the State of Montana. Proof of general liability and workers compensation insurance shall be provided to COUNTY at least ten (10) days prior to beginning work under this Contract. COUNTY must be listed as an additional insured on the general liability insurance certificate for this Contract.

10. **INDEMNIFICATION:** CONTRACTOR agrees to waive all claims and recourse against COUNTY, including the right of contribution for loss and damage to persons or property arising from, growing out of, or in any way connected with incidental to CONTRACTOR's performance of this Contract except for liability arising out of concurrent or sole negligence of COUNTY or its officers, agents or employees. Further, CONTRACTOR shall indemnify, hold harmless and defend COUNTY against all claims, demands, damages, costs, expenses or liability arising out of CONTRACTOR's negligent performance of this Contract except for liability arising out of the concurrent or sole negligence of COUNTY or its offices, agents or employees.

11. **COMPLIANCE WITH LAWS:** CONTRACTOR shall comply with applicable federal, state, and local laws, rules and regulations, including the Montana Human Rights Act, Civil Rights Act of 1964, The Age Discrimination Act of 1975 and the American with Disabilities Act of 1990. CONTRACTOR or their subcontractors agrees that the hiring of persons to perform the contract will be made on the basis of merit and qualification and there will be no discrimination based upon race, color, religion, creed, political ideas, sex, age, marital status, physical or mental disability, or national origin by the person performing under the Contract.

12. **PERMITS:** CONTRACTOR is responsible for obtaining any and all permits required to perform work under the Contract.

13. PREVAILING WAGE: All employees employed by CONTRACTOR or their subcontractor(s) in performance of this Contract which exceeds twenty-five thousand dollars (\$25,000.00) will be paid wages at rates as may be required by the laws of the State of Montana in accordance with the schedule of Montana Prevailing Wage Rates established by the Montana Department of Labor and Industry.

Each CONTRACTOR (Prime and sub) must submit (through the prime CONTRACTOR) certified payrolls for each week from the time the project begins through completion. Certified payrolls must be numbered sequentially and submitted on a weekly basis whether or not work was performed. If no work was performed, CONTRACTOR shall note this on the payroll.

14. PREFERENCE: CONTRACTOR agrees to give preference to the employment of bona fide Montana residents in compliance with MCA 18-2-403 (1). Pursuant to MCA 18-2-409, except for projects involving the expenditure of federal aid funds or where residency preference laws are specifically prohibited by federal law, the CONTRACTOR shall ensure that at least 50% of the workers of the CONTRACTOR (including workers employed by subcontractors) working on the project shall be bona fide Montana Residents.

15. PLACE OF PERFORMANCE, CONSTRUCTION, AND VENUE: Performance of this Contract is in Yellowstone County, Montana and venue for any litigation arising from performance of this Contract is the 13th Judicial District Court, Yellowstone County, Montana. This Contract shall be governed by the laws of the State of Montana.

16. ATTORNEY FEES: In the event of litigation between CONTRACTOR and COUNTY, the prevailing party shall be entitled to reimbursement of court costs and reasonable attorney fees by the non-prevailing party.

17. SUSPENSION: Without terminating this Contract, COUNTY may suspend CONTRACTOR's services following written notice. On the suspension date specified in the notice, CONTRACTOR shall have ceased its services in an orderly manner. CONTRACTOR shall be reimbursed for all reasonable costs incurred and unpaid for services rendered through the suspension date specified in the notice, but in no case will CONTRACTOR be paid for services rendered after the date of such suspension. If resumption of CONTRACTOR's services requires any waiver or change in this Contract, any such waiver or change shall require the written agreement of all parties, and the writing shall be attached as an addendum to this Contract.

18. TERMINATION: COUNTY reserves the right to terminate this Contract, in whole or in part, at any time by providing thirty (30) days written notice to CONTRACTOR. On the termination date specified in the notice, CONTRACTOR shall have ceased its services in an orderly manner. If a new contractor is retained to, or COUNTY will itself complete the services, CONTRACTOR will fully cooperate with COUNTY in preparing the new contractor or COUNTY to take over completion of services on the specified termination date. CONTRACTOR will be reimbursed for all reasonable costs incurred and unpaid for services rendered in conformance with this Contract through the date of termination specified in COUNTY's notice to CONTRACTOR. In no case will CONTRACTOR be paid for services rendered after the date of termination.

In the event of a material breach of this Contract by COUNTY, the CONTRACTOR shall have the right to terminate this Contract thirty (30) days after written notice to COUNTY specifying such material breach, unless COUNTY has cured such material breach within said period.

This Contract may be terminated without cause by either party. In that event, the party seeking to terminate this Contract must give ninety (90) days written notice to the other party of the intent to terminate the Contract.

In witness whereof, COUNTY and CONTRACTOR have signed this Contract in duplicate. One counterpart each will be delivered to COUNTY and CONTRACTOR. All portions of the Contract Documents have been signed, initialed or identified by COUNTY and CONTRACTOR.

This Contract will be effective February 24th, 2026.

COUNTY:
Yellowstone County
Billings, MT 59101

CONTRACTOR
Cucancic Construction, Inc.
Billings, MT 59101

Mark Morse, Chair
Board of County Commissioners

Jaime Writesel

Jaime Writesel
Vice President

ATTEST:

Jeff Martin, Clerk and Recorder

INTERIOR RENOVATION-PHASE II

YELLOWSTONE COUNTY EXTENSION OFFICE

2320 3RD AVENUE NORTH, BILLINGS, MONTANA 59101



OWNER
YELLOWSTONE COUNTY
316 NORTH 26TH STREET, ROOM #3405
BILLINGS, MONTANA 59101



TENANT
MSU EXTENSION OFFICE
2320 3RD AVENUE NORTH
BILLINGS, MONTANA 59101



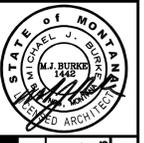
ARCHITECTURAL
HGFA ARCHITECTS, PLLC
800 GRANITE TOWER
222 NORTH 32ND STREET
BILLINGS, MONTANA 59101
406.248.7811

DRAWING INDEX

- TITLE**
T1 - TITLE & CODE SHEET
T2 - CODE DETAILS
- ARCHITECTURAL**
A1.1 - MAIN FLOOR PLAN AND REFLECTED CEILING PLANS - EXISTING AND DEMOLITION
A2.1 - MAIN FLOOR AND REFLECTED CEILING PLANS - RENOVATION
A7.1 - INTERIOR ELEVATIONS
A8.1 - ROOM FINISH SCHEDULE AND DOOR SCHEDULE
A8.2 - CASEWORK NOTES AND DETAILS

CODE INFORMATION

EXISTING CODE: IBC 2021
BUILDING CODE: IBC 2021
PLUMBING CODE: UPC 2021
MECHANICAL CODE: IMC 2021
ELECTRICAL CODE: NEC 2020
FIRE CODE: IFC 2021
ACCESSIBILITY: ICC A117.1 - 2011



MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS OF ARCHITECTS
MICHAEL J. BURKE - SHERILL F. BURKE - JACK CLARK - JEFFREY WINKLER - JOB TITLE
DRAWING TITLE
INTERIOR RENOVATION-II
2320 3RD AVENUE NORTH, BILLINGS
TITLE AND CODE SHEET
DATE 12-8-2025
M.B.
800 GRANITE TOWER, BILLINGS, MONTANA 59101 - PH (406) 248-7811 - FAX (406) 259-9278 - Email HGFA@hgfa.net

GENERAL DEMOLITION NOTES:

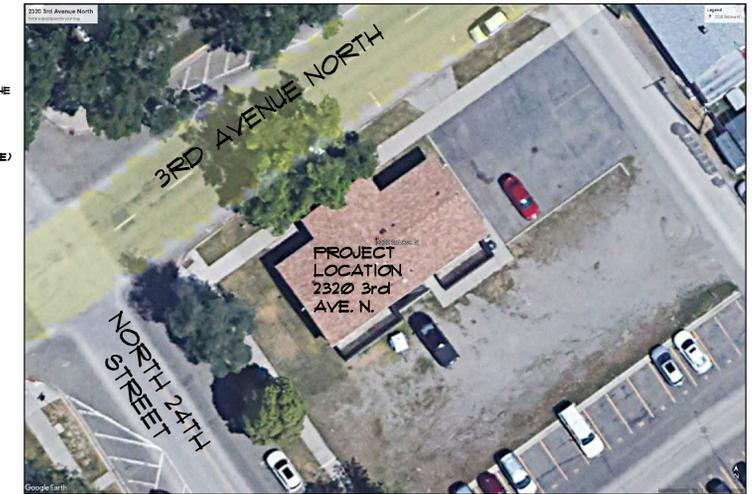
- OWNER - YELLOWSTONE COUNTY
- PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS TO FIELD VERIFY ALL DEMOLITION DIMENSIONS AND CONDITIONS SHOWN OR REFERRED TO IN THE DEMOLITION NOTES AND DRAWINGS. THE CONTRACTOR IS TO NOTE ANY AND ALL DISCREPANCIES OR CONFLICTS AND NOTIFY THE ARCHITECT IMMEDIATELY. NOTING THE DISCREPANCY(S) SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND FAILURE TO DO SO IS THE CONTRACTORS RESPONSIBILITY.
- THE DIMENSIONS SHOWN IN THE SPECIFIC DEMOLITION NOTES ARE TO BE FIELD VERIFIED.
- THE LIMITS OF THE DEMOLITION ARE AS SHOWN OR NOTED IN THE DRAWINGS.
- OCCUPANCY: OWNER WILL OCCUPY AREAS IN THE BUILDING ADJACENT TO CONSTRUCTION SITE. CONDUCT SELECTIVE DEMOLITION WORK IN MANNER THAT WILL MINIMIZE NEED FOR DISRUPTION OF OWNER'S NORMAL OPERATIONS. PROVIDE MINIMUM OF 72 HOURS ADVANCE NOTICE TO OWNER OF DEMOLITION ACTIVITIES THAT WILL AFFECT OWNER'S NORMAL OPERATIONS.
- CONDITION OF STRUCTURES: OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF ITEMS OR STRUCTURES TO BE DEMOLISHED.
- CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY OWNER INsofar AS PRACTICABLE. IF HAZARDOUS MATERIAL IS ENCOUNTERED, THERE COULD BE ABATEMENT WORK REQUIRED. IF HAZARDOUS MATERIALS ARE ENCOUNTERED, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- OWNER'S REMOVAL AND SALVAGE OPERATIONS DURING AND PRIOR TO START OF SELECTIVE DEMOLITION WORK IF REQUIRED, MAY CAUSE CHANGE OF SCOPE TO PROJECT'S TIME SCHEDULE.
- PARTIAL DEMOLITION AND REMOVAL: ITEMS INDICATED TO BE REMOVED BUT OF SALVAGEABLE VALUE TO CONTRACTOR MAY BE REMOVED FROM STRUCTURE AS WORK PROGRESSES. TRANSPORT SALVAGED ITEMS FROM SITE AS THEY ARE REMOVED.
- PROTECTION: PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION TO PROTECT OWNER'S PERSONNEL AND GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROTECTIVE MEASURES AS REQUIRED FOR FEED AND SAFE PASSAGE OF OWNER'S PERSONNEL AND GENERAL PUBLIC TO OCCUPIED PORTION OF BUILDING AS REQUIRED BY OWNER.
- PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING, OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, COLLAPSE OF STRUCTURE, OR ELEMENT TO BE DISMISSED RELATED TO ADJACENT FACILITIES OR WORK TO REMAIN.
- PROTECT FROM DAMAGING EXISTING ELEMENTS THAT ARE TO REMAIN IN PLACE AND BECOMES EXPOSED DURING DEMOLITION OPERATIONS.
- CONSTRUCT TEMPORARY DUSTPROOF PARTITIONS WHERE REQUIRED TO SEPARATE AREAS WHERE EXTENSIVE DIRT OR DUST OPERATIONS ARE PERFORMED. EQUIP PARTITIONS WITH DUST PROOF DOORS AS REQUIRED.
- PROVIDE TEMPORARY WEATHER PROTECTION BETWEEN DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION / ROOF ON EXTERIOR ENVELOPE AND INSTALLATION OF NEW CONSTRUCTION / ROOF TO ENSURE THAT NO WATER LEAKAGE OR DAMAGE OCCURS TO STRUCTURE OR INTERIOR AREAS OF THE BUILDING.
- PROVIDE PROTECTION AT PENETRATIONS THROUGH EXISTING WALLS AND FLOORS WHERE EXPOSED BY DEMOLITION UNTIL SUCH TIME THEY ARE FILLED OR OCCUPIED BY THE NEW CONSTRUCTION.
- REMOVE PROTECTION ONLY WHEN IT IS SAFE TO DO SO.
- DAMAGES: PROMPTLY REPAIR DAMAGES CAUSED TO THE BUILDING OR ADJACENT FACILITIES BY DEMOLITION WORK AT NO EXPENSE TO THE OWNER (VERIFY METHODS OF REPAIRS WITH ARCHITECT PRIOR TO REPAIRING).
- TRAFFIC: CONDUCT SELECTIVE DEMOLITION OPERATIONS AND DEBRIS REMOVAL TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES.
- DO NOT CLOSE, BLOCK OR OTHERWISE OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT WRITTEN PERMISSION FROM AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WALKS IF REQUIRED BY OWNER.
- FLAME CUTTING: DO NOT USE CUTTING TORCHES FOR REMOVAL UNTIL WORK AREA IS CLEARED OF FLAMMABLE MATERIALS. AT CONCEALED SPACES, SUCH AS INTERIOR OF DUCTS AND PIPE SPACES, VERIFY CONDITION OF HIDDEN SPACE BEFORE STARTING FLAME-CUTTING OPERATIONS. MAINTAIN PORTABLE FIRE SUPPRESSION DEVICES DURING FLAME-CUTTING OPERATIONS.
- MAINTAIN FIRE PROTECTION SERVICES DURING THE CONSTRUCTION.
- UTILITY SERVICES: LOCATE AND MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING DEMOLITION OPERATIONS.
- DO NOT INTERRUPT MECH. / ELEC. UTILITIES SERVING OCCUPIED OR USED PORTIONS OF THE BUILDING, EXCEPT WHEN AUTHORIZED BY OWNER / ENGINEER. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO OWNER / ENGINEER.
- DO NOT USE WATER WHEN IT MAY CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS ICE, FLOODING, AND POLLUTION.
- THROUGHOUT CONSTRUCTION PROVIDE PORTABLE FIRE EXTINGUISHERS THAT ARE WITHIN REACH. THE CONTRACTOR AND HIS SUB-CONTRACTORS SHALL TAKE SPECIAL CAUTION THAT SPARKS, EMBERS OR OTHER POTENTIAL CAUSES OF FIRE ARE EXTINGUISHED IMMEDIATELY.
- CEASE OPERATIONS AND NOTIFY THE OWNER / ARCHITECT IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE IMMEDIATE PRECAUTIONS TO SUPPORT STRUCTURE AND EVACUATE PEOPLE UNTIL DETERMINATION IS MADE FOR CONTINUING OPERATIONS.
- COVER AND PROTECT EQUIPMENT, FURNITURE AND FIXTURE FROM SOILING OR DAMAGE WHEN DEMOLITION WORK IS PERFORMED IN AREAS WHERE SUCH ITEMS ARE NOT TO BE REMOVED.
- PROVIDE WEATHERPROOF CLOSURE FOR EXTERIOR OPENINGS RESULTING FROM DEMOLITION WORK.
- LOCATE, IDENTIFY, STUB OFF, AND DISCONNECT UTILITY SERVICES THAT ARE NOT INDICATED TO REMAIN.
- PROVIDE BYPASS CONNECTIONS AS NECESSARY TO MAINTAIN CONTINUITY OF SERVICES TO OCCUPIED AREAS OF THE BUILDING. PROVIDE MINIMUM OF 72 HOURS ADVANCE NOTICE TO OWNER IF SHUTDOWN OF SERVICE IS NECESSARY DURING CHANGEOVER.
- PERFORM SELECTIVE DEMOLITION WORK IN A SYSTEMATIC MANNER. USE SUCH METHODS AS REQUIRED TO COMPLETE THE WORK INDICATED ON DRAWINGS AND SPECIFICATIONS IN ACCORDANCE WITH DEMOLITION SCHEDULES AND GOVERNING REGULATIONS.
- DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS. CUT CONCRETE AND MASONRY AT JUNCTIONS WITH CONSTRUCTION TO REMAIN USING POWER-DRIVEN SAWS OR HAND TOOLS. DO NOT USE POWER-DRIVEN IMPACT TOOLS.
- GENERAL: CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THE LOADS IMPOSED ON THE STRUCTURE BY EQUIPMENT AND DEBRIS DO NOT ENDANGER THE STRUCTURE OR DAMAGE IT IN ANY WAY.
- WHEN DEMOLISHING CONCRETE OR MASONRY USE REMOVAL METHODS THAT WILL NOT CRACK OR STRUCTURALLY DISTURB ADJACENT SLABS OR PARTITIONS. USE POWER SAW.
- EXPLOSIVES WILL NOT BE PERMITTED AS A METHOD OF DEMOLITION.
- WHEN REMOVING A PORTION OF AN EXISTING WALL, MAKE A CLEAN AND STRAIGHT CUT TO ALLOW FOR A CLEAN TRANSITION TO THE NEW CONSTRUCTION.
- WHEN A REMOVED SECTION OF MATERIAL UNCOVERS OR CAUSES AN UNFINISHED AND UNKNOWN SECTION OF CONSTRUCTION TO OCCUR, THE CONTRACTOR IS TO BRING IT TO THE CONDITION OF THE MATERIAL OR SURFACE TO EITHER SIDE OF IT.
- IN AREAS WHERE REMOVED FIXTURES, STACKS, CONDUIT AND PIPES, ETC. CAUSE A PENETRATION THROUGH THE WALLS FLOOR SLAB AND CEILING/ROOF, FILL TO MATCH EXISTING OR AS SHOWN OR DESCRIBED IN THE DRAWINGS. DO NOT ALLOW ANY PENETRATIONS THROUGH THE CEILING/ROOF CAUSED BY DEMOLITION TO REMAIN UNLESS THEY ARE PART OF THE NEW CONSTRUCTION. PROTECT ALL OPENINGS THAT REMAIN AFTER DEMOLITION WITH BARRIERS THAT PREVENT ACCESS TO OPENINGS OR COVERINGS THAT WILL SUPPORT 100PSF. SQ.
- IF UNANTICIPATED MECHANICAL, ELECTRICAL, OR STRUCTURAL ELEMENTS THAT CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE BOTH NATURE AND EXTENT OF THE CONFLICT. SUBMIT REPORT TO OWNER / ENGINEER IN WRITTEN, ACCURATE DETAIL. PENDING RECEIPT OF DIRECTIVE FROM OWNER'S REPRESENTATIVE, REARRANGE SELECTIVE DEMOLITION SCHEDULE AS NECESSARY TO CONTINUE OVERALL JOB PROGRESS WITHOUT UNDUE DELAY.
- SALVAGED ITEMS: WHERE INDICATED ON DRAWINGS AS "DELIVER TO OWNER," CAREFULLY REMOVE INDICATED ITEMS, CLEAN, STORE, AND TURN OVER TO OWNER AND OBTAIN RECEIPT.
- HISTORIC ARTIFACTS, COMMEMORATIVE PLAQUES AND TABLETS, ANTIQUES, AND OTHER ARTICLES OF HISTORIC SIGNIFICANCE, REMAIN PROPERTY OF OWNER. NOTIFY OWNER'S REPRESENTATIVE IF SUCH ITEMS ARE ENCOUNTERED AND OBTAIN ACCEPTANCE REGARDING METHOD OF REMOVAL AND SALVAGE FOR OWNER. THE OWNER KNOWS OF NO ITEMS AT THE PRESENT TIME.
- THE OWNER WILL BE REMOVING ITEMS THEY WISH TO SALVAGE PRIOR TO AD THROUGHOUT THE DEMOLITION BEING DONE BY THE GENERAL CONTRACTOR. IF THE OWNER IS SLOW IN REMOVAL OF THESE ITEMS AND THE GENERAL CONTRACTOR FORESEES POSSIBLE DELAYS IN THE START OF DEMOLITION AND CONSTRUCTION, THE GENERAL CONTRACTOR SHOULD NOTIFY THE OWNER AND THE ARCHITECT IMMEDIATELY.
- ANY ITEMS SPECIFIED FOR REMOVAL AND NOT NOTED IN THE DRAWINGS TO BE RE-USED ARE THE PROPERTY OF THE GENERAL CONTRACTOR.
- REMOVE FROM BUILDING SITE (AT LEAST WEEKLY) DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
- IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, COMPLY WITH APPLICABLE REGULATIONS, LAWS, AND ORDINANCES CONCERNING REMOVAL, HANDLING, AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.
- BURNING OF REMOVED MATERIALS IS NOT PERMITTED ON PROJECT SITE.
- TRANSPORT MATERIALS REMOVED FROM DEMOLISHED STRUCTURES AND LEGALLY DISPOSE OFF SITE.
- GENERAL: UPON COMPLETION OF DEMOLITION WORK, REMOVE TOOLS, EQUIPMENT, AND DEMOLISHED MATERIALS FROM SITE. REMOVE PROTECTIONS AND LEAVE INTERIOR AREAS BROOM CLEAN.
- REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED. RETURN ELEMENTS OF CONSTRUCTION AND SURFACES TO REMAIN TO CONDITION EXISTING PRIOR TO START OPERATIONS. REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED BY DEMOLITION WORK. IF CONTRACTOR CHOOSES TO DO REPAIRS DURING THE COURSE OF CONSTRUCTION HE WILL PROVIDE A PROPOSED SCHEDULE OF ITEMS FOR REPAIR.
- ACCESS TO AREAS BEYOND THE LIMITS OF CONSTRUCTION NEEDS TO BE COORDINATED WITH THE OWNER, ARCHITECT, AND ENGINEER.
- SECURE, STORE, AND TRANSPORT MATERIALS TO / FROM WORK AREAS IN MANNER TO PREVENT LOSS OF MATERIALS.
- ON SITE STORAGE OR SALE OF REMOVED ITEMS WILL NOT BE PERMITTED.
- OUTSIDE WASTE CHUTES FOR REMOVAL ARE PERMITTED. IF USED THEY SHALL MEET ALL SAFETY REQUIREMENTS OF THE STATE OF MONTANA, AUTHORITIES HAVING JURISDICTION AND ANY OTHER PERTINENT REGULATORY AGENCIES.
- GENERAL: UPON COMPLETION OF DEMOLITION WORK REMOVE TOOLS, EQUIPMENT AND DEMOLISHED MATERIALS FROM THE SITE. REMOVE PROTECTIONS AND LEAVE INTERIOR AREAS BROOM CLEAN.
- REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED. RETURN ELEMENTS OF CONSTRUCTION AND SURFACE TO REMAIN TO CONDITION EXISTING PRIOR TO START OF OPERATIONS. REPAIR ADJACENT CONSTRUCTION OR SURFACES TO REMAIN TO CONDITION EXISTING PRIOR TO START OPERATIONS. REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED BY DEMOLITION WORK. IF CONTRACTOR CHOOSES TO DO REPAIRS DURING THE COURSE OF CONSTRUCTION HE WILL PROVIDE A PROPOSED SCHEDULE OF ITEMS FOR REPAIR.
- ACCESS TO AREAS BEYOND THE LIMITS OF CONSTRUCTION NEED TO BE COORDINATE WITH THE OWNER, ARCHITECT AND ENGINEER.
- PROTECT ALL OPENINGS, DOORS, WALLS, TILE, LOCKERS, FIXTURES TO REMAIN WITH INDIVIDUALLY CONSTRUCTED PROTECTION DEVICES FOR EACH ITEM. PROVIDE A PROTECTION PLAN PRIOR TO THE START OF CONSTRUCTION.
- SEAL ALL OPENINGS TIGHT SO THAT DUST, DEBRIS, INSECTS, CRITTERS, ETC. DO NOT MIGRATE TO ROOFS, ATTICS, BASEMENTS, ETC. NOT BEING WORKED IN. USE METHODS THAT DO NOT DAMAGE THE EXISTING FINISHES.
- FIRE EXTINGUISHERS THROUGHOUT CONSTRUCTION PROVIDE PORTABLE FIRE EXTINGUISHERS THAT ARE WITHIN REACH. THE CONTRACTOR SHALL TAKE SPECIAL CAUTION THAT SPARKS, EMBERS OR OTHER POTENTIAL CAUSES OF FIRE ARE EXTINGUISHED IMMEDIATELY.
- PROMPTLY REPAIR DAMAGE CAUSED TO THE BUILDING OR ADJACENT FACILITIES BY DEMOLITION WORK AT NO EXPENSE TO THE OWNER. VERIFY METHODS OF REPAIR WITH OWNER AND ARCHITECT.
- DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS. CUT CONCRETE AND MASONRY AT JUNCTIONS WITH CONSTRUCTION TO REMAIN USING POWER-DRIVEN SAWS AND HAND TOOLS. DO NOT USE POWER-DRIVEN IMPACT TOOLS. USE REMOVAL METHODS THAT WILL NOT CRACK OR STRUCTURALLY DISTURB ADJACENT SLABS OR PARTITIONS.
- DO NOT REMOVE ANY PROTECTION, SHORING, SUPPORTS, ETC. UNTIL IT IS SAFE TO DO SO.
- ACCESS TO ROOM(S) NOT INDICATING WORK WILL NOT BE ALLOWED WITHOUT PERMISSSION FROM THE OWNER.
- ERECT TEMPORARY COVERED PASSAGEWAYS AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
- PROTECT ALL FLOORS, DOORS, WALLS, WINDOWS, CEILING, ROOFS, PARAPETS, ETC. WITH SUITABLE COVERINGS DURING DEMOLITION AS TO PROTECT THEM FROM DAMAGE DURING THE DEMOLITION AND CONSTRUCTION PROCESSES.
- ENVIRONMENTAL CONTROLS: USE TEMPORARY ENCLOSURES AND OTHER METHODS TO LIMIT DUST AND DIRT MIGRATION. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. PROTECT ALL WORKMAN FROM ENVIRONMENTAL HAZARDS.
- COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION STRUCTURES, PER THE REQUIREMENTS OF THE SPECIFICATIONS AND FOUNDATION NOTES.

INTERIOR RENOVATION

CODE: IBC 2021 AND IBC 2012
OCCUPANCY CLASSIFICATION: (IBC 304) GROUP B OCCUPANCY (EXISTING - NO CHANGE)
TYPE OF CONSTRUCTION: (IBC 602) TYPE V-B CONSTRUCTION (EXISTING - NO CHANGE)
ALLOWABLE BUILDING HEIGHTS, STORIES AND AREAS: (TABLE 504.3, 504.4 AND 506.1)
HEIGHT: 40' ALLUOED 20' +/- ACTUAL (EXISTING - NO CHANGE)
STORIES: 2 1 (EXISTING - NO CHANGE)
AREA: 9,000 SF 16,930 SF (EXISTING - NO CHANGE)
COMBUSTIBLE STORAGE - GENERAL: (IBC 413.1) HIGH-RISE STOCK OR RACK STORAGE IN ANY OCCUPANT GROUP SHALL COMPLY WITH THE IFC. *NOT APPLICABLE - NO HIGH-RISE STOCK STORAGE OR RACKING TO OCCUR WITHIN THIS BUILDING.
AUTOMATIC SPRINKLER SYSTEM: (IBC 905) GROUP B - AN AUTOMATIC SPRINKLER SYSTEM SHALL NOT BE INSTALLED SINCE THE FACILITY IS NOT AN AMBULATORY CARE FACILITY.
PORTABLE FIRE EXTINGUISHERS: (IBC 906) PORTABLE FIRE EXTINGUISHER SHALL BE INSTALLED IN ALL LOCATION AS REQUIRED BY THE IBC AND IFC.
FIRE ALARM SYSTEM AND DETECTION SYSTEMS: (IBC 907.2) GROUP B - A MANUAL FIRE ALARM SYSTEM SHALL BE INSTALLED IN GROUP B OCCUPANCIES WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS:
1. THE COMBINED GROUP B OCCUPANT LOAD OF ALL FLOORS IS 500 OR MORE.
2. THE GROUP B OCCUPANT LOAD IS MORE THAN 100 PERSONS ABOVE OR BELOW THE LOWEST LEVEL OF EXIT DISCHARGE.
3. THE FIRE AREA CONTAINS AN AMBULATORY CARE FACILITY.
*NOT APPLICABLE - NONE OF THE CONDITIONS LISTED ABOVE OCCUR IN THIS FACILITY. (EXISTING - NO CHANGE)
OCCUPANT LOAD: (TABLE 1004.3)
GROUP B:
MAIN LEVEL - OFFICE * 16,930 SF x 1/150 = 1126 OCCUPANTS
LOWER LEVEL - OFFICE * 16,930 SF x 1/150 = 1126 OCCUPANTS
TOTAL BUILDING = (1126) + (1126) = 2252 = 23 OCCUPANTS
SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY: (TABLE 1006.2.1)
GROUP B:
MAIN LEVEL - OFFICE (EXISTING - NO CHANGE)
MAXIMUM OCCUPANCY LOAD = 49 OCCUPANTS ALLOWED
MAXIMUM TRAVEL DISTANCE = 75 LF ALLOWED
MAXIMUM TRAVEL DISTANCE = 69 LF ACTUAL
LOWER LEVEL - OFFICE (2 EXITS FROM THE LOWER LEVEL ARE EXISTING, NO CHANGE, AND NO WORK IS TO OCCUR ON THE LOWER LEVEL)
MINIMUM NUMBER OF PLUMBING FACILITIES: (ARM 24301351)
GROUP B: (EXISTING - NO CHANGE)
OFFICE (ENTIRE BUILDING) * 23 OCCUPANTS x 1/2 = 12 WOMEN AND 11 MEN
WOMEN * 12 OCC. x (1/25) = 0.48 WC
MEN * 11 OCC. x (1/25) = 0.44 WC
LAV * 12 OCC. x (1/40) = 0.30 LAV (EACH)
REQUIRED:
WOMEN * 1 WC AND 1 LAV
MEN * 1 WC AND 1 LAV
PROVIDED:
MAIN LEVEL * 1 UNISEX * 1 WC AND 1 LAV (NEW ACCESSIBLE)
LOWER LEVEL * 1 UNISEX * 1 WC AND 1 LAV (EXISTING, NO CHANGE)

BUILDING INFORMATION

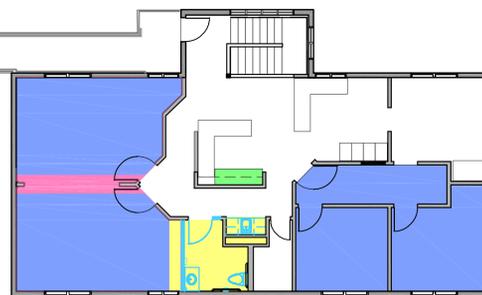
- GROUP 'B' OCCUPANCY (EXISTING - NO CHANGE)
- TYPE V-B CONSTRUCTION (EXISTING - NO CHANGE)
- NO AUTOMATIC SPRINKLER SYSTEM IS REQUIRED THROUGHOUT THE BUILDING (EXISTING - NO CHANGE)
- NO FIRE ALARM OR DETECTION SYSTEMS REQUIRED (EXISTING - NO CHANGE)
- FE - FIRE EXTINGUISHER AND WALL MOUNTED BRACKET (EXISTING - NO CHANGE)
- 1,015 SF INTERIOR RENOVATION - MAIN FLOOR ONLY



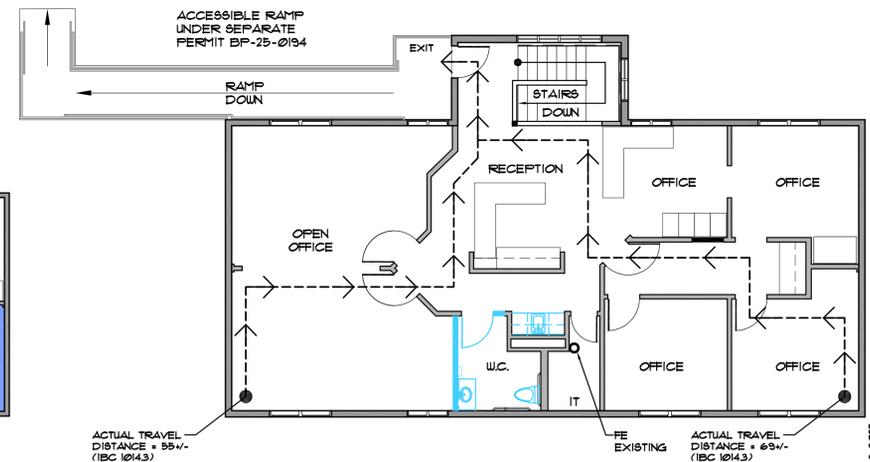
SCHEMATIC SITE PLAN
NOT-TO-SCALE

BASE BID PHASES AND ALTERNATES LEGEND

- BASE BID - RESTROOM RENOVATION
- ADDITIVE ALTERNATE #1
- ADDITIVE ALTERNATE #2
- ADDITIVE ALTERNATE #3
- NO WORK TO OCCUR IN THESE AREAS



SCHEMATIC BASE BID - ALTERNATES PLAN
NOT-TO-SCALE



SCHEMATIC MAIN FLOOR PLAN
NOT-TO-SCALE

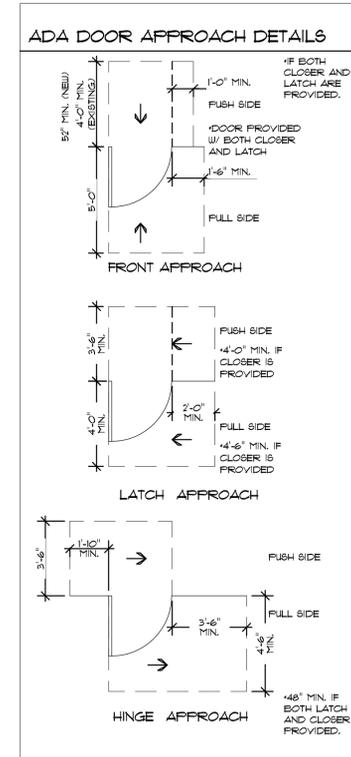
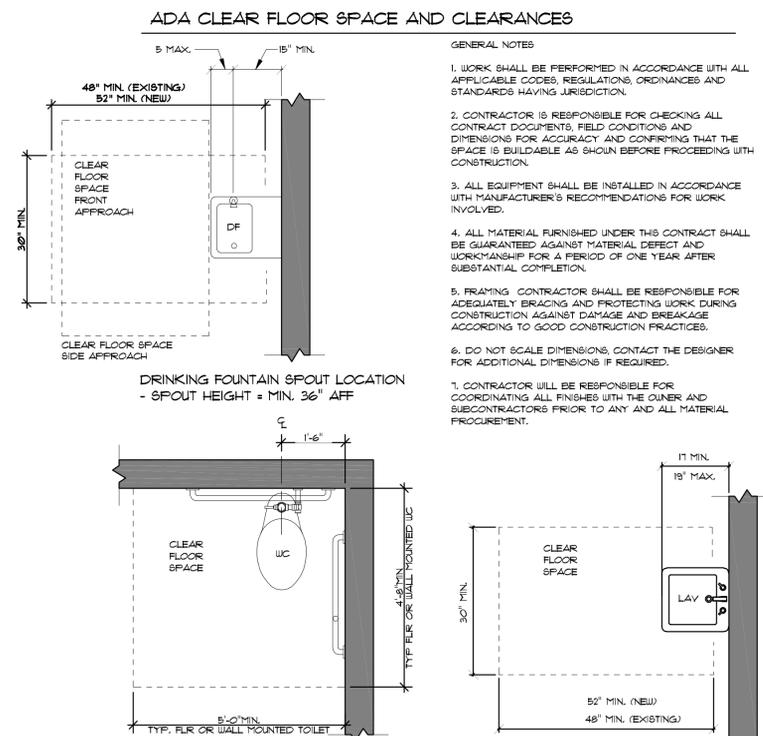
PHASE II 12-8-2025
REVISED CONSTRUCTION PHASING 10-06-2025
CITY SUBMITTAL 9-9-2025

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of 2



GENERAL DRAFTING PLAN LEGEND

	NORTH ARROW		GRID LINE REFERENCE		DRAWING REFERENCE NOTE
	ROOM NAME		PLAN NOTE REFERENCE		DRAWING REFERENCE NOTE
	ROOM NUMBER		CEILING TYPE		DRAWING REFERENCE NOTE
	DOOR NUMBER		CEILING HEIGHT A.F.F.		DRAWING REFERENCE NOTE
	WINDOW TYPE		FLOOR DRAIN		DRAWING REFERENCE NOTE
	INDICATED ROOF SLOPE - IF NO SLOPE IS LISTED, SLOPE = 1/4" PER 12" MIN. - SLOPE ALL CRICKETS TO DRAIN - ROOF DRAIN SLOPE = 1/2" PER 12"		INTERIOR ELEVATION DRAWING NUMBER		DRAWING AND SHEET REFERENCE
	INDICATED STRUCTURAL SLOPE - SEE STRUCTURAL		DRAWING SHEET NUMBER		SHEET REFERENCE
			ACCESSORY TAG NUMBER		INDICATED CENTERLINE
					DIMENSION TO FACE OF STUD (UNLESS OTHERWISE NOTED)



LIST OF ABBREVIATIONS

AB	ANCHOR BOLT	LB	LENGTH
ACT	ACOUSTIC CEILING TILE	LG	LIGHT
AF	ABOVE FINISH FLOOR	LT	LIGHT
ALT	ALTERNATE	MANIF.	MANUFACTURER'S
AMB	AIR & MOISTURE BARRIER	MATL	MATERIAL
AN	ANGLE	MAX	MAXIMUM
AP	ACCESS PANEL	MCH	MECHANICAL
APFD	APPROVED APPROXIMATE	MFG	MANUFACTURING
APFR	APPROXIMATE	MIN	MINIMUM
ARCH	ARCHITECTURAL	MISC	MISCELLANEOUS
AVG	AVERAGE	MOD	MODULAR
ASPH	ASPHALT	MTL	METAL
BLDG	BUILDING	N	NORTH
BLKG	BLOCKING	NG	NATURAL GAS
BM	BENCH MARK	NTS	NOT TO SCALE
BOD	BASIS OF DESIGN	OC	ON CENTER
BOT	BOTTOM	OPNG	OPENING
BRG	BEARING	OPF	OFFSHOET
BRK	BRICK	OVRHD	OVERHEAD
BS	BOTH SIDES	FERM	FERMENT
CAB	CABINET	FERP	PERPENDICULAR
CC	CENTER TO CENTER	FL	FLATE
CER	CERAMIC	FLAM	FLAME LAMINATE
CERT	CERTIFIED/CERTIFICATE	FLMB	FLUMING
CH	CIRCLE	PNL	PANEL
CL	CENTER LINE	PREFAB	PREFABRICATED
CLG	CEILING	PSI	POUNDS PER SQUARE INCH
CLR	CLEAR	PT	POINT
CHU	CONSTRUCTION	PTD	PAINTED
COL	COLUMN	FTN	FARTITION
CONC	CONCRETE	QTY	QUANTITY
CONST	CONSTRUCTION	R	RADIUS
CONT	CONTINUE/CONTINUOUS	REC	RECEIVE/RECEIVING
CFLT	COMPLETE	RECOM	RECOMMENDATION
CT	CERAMIC TILE	REF	REFRIGERATOR
CJ	CUBIC	REG	REGISTER
D	DRYER	RENF	REINFORCE
DEL	DOUBLE	REQ	REQUIRE/REQUIREMENTS
DP	DAMP PROOFING	REGD	REQUIRED
DI	DIAMETER	REV	REVISION
DM	DIMENSION	RF	ROOFING
DW	DISHWASHER	RM	ROOM
DN	DOWN	SAM	SELF-ADHERING
DS	DOWN SPOUT	SB	STRAP
E	EAST	SK	SKIRTING
EA	EACH	S	SOUTH
EIP	EXTERIOR INSULATION FINISH SYSTEM	SCH	SCHEDULE
EL	ELEVATION	SECT	SECTION
ELEC	ELECTRIC	SERV	SERVICE
EQ	EQUAL	SF	SQUARE FOOT
EQUIP	EQUIPMENT	SHT	SHEET
EV	EXHAUST VENT	SHTG	SHOOTING
EW	EACH WAY	SMT	SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION
EXIST	EXISTING	SMACNA	SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION
EXT	EXTERIOR	SPEC	SPECIFICATION
FD	FLOOR DRAIN	SQ	SQUARE
FE	FIRE EXTINGUISHER	STD	STANDARD
FEC	FIRE EXTINGUISHER CABINET	STG	STORAGE
FBB	FACTORY-BUILT BUILDING	STL	STEEL
FF	FINISH FLOOR	STRUCT	STRUCTURAL
FN	FINISH	SYS	SYSTEM
FX	FIXTURE	T 4 G	TONGUE AND GROOVE
FL	FLOOR	TRU	THRU
FLD	FOUNDATION	TPO	THERMOPLASTIC POLYOLEFIN
FT	FEET	TR	TREAD
FTG	FOOTING	TS	TRANSITION STRIP
FV	FIELD VERIFY	TYP	TYPICAL
GA	GALVE	UNO	UNLESS NOTED OTHERWISE
GALV	GALVANIZE	VERT	VERTICAL
GL	GRADE LINE	VEST	VESTIBULE
GLULAM	GLUE LAMINATED GYPSUM WALL BOARD	VIF	VERIFY IN FIELD
GUB	GYP	VIP	VENT PIPE
GYP	GYP	VTR	VENT THRU ROOF
HB	HOSE BIB	W	W
HDD	HARDWOOD	W	WOOD
HCR	HORIZONTAL	WD	WINDOW
HT	HEIGHT	WG	WIRE GLASS
IN	INCH	WH	WEEP HOLE
INSUL	INSULATION	WM	WASHING MACHINE
IWS	ICE AND WATER SHIELD JOINT	W/O	WITHOUT
JST	JOINT	W/P	WEATHERPROOF
JD	KNOCK DOWN LAMINATE	WT	WEIGHT
LAM	LAMINATE	WTF	WATERPROOFING
LAV	LAVATORY		

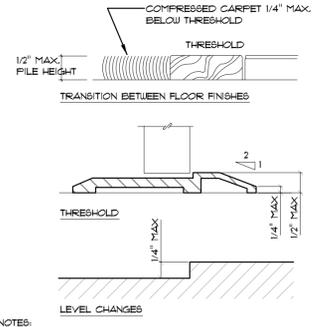
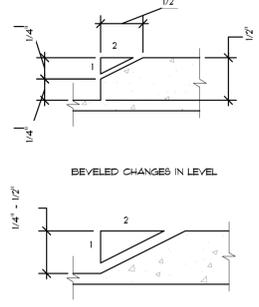
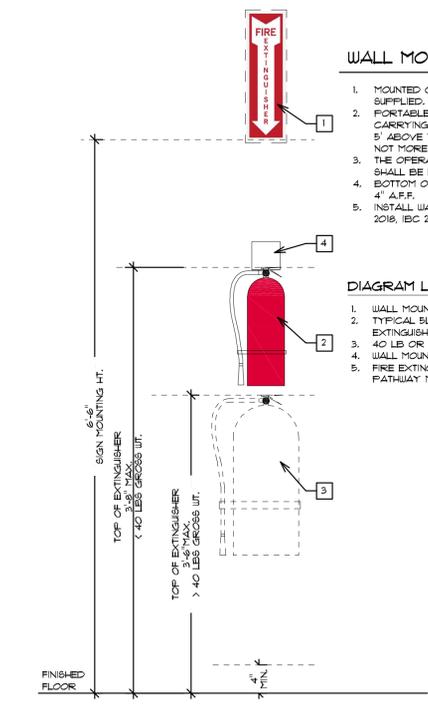
* SEE CONTEXT OF ABBREVIATION

WALL MOUNTED FIRE EXTINGUISHER NOTES:

- MOUNTED ON WALLS BY THE HANGERS OR BRACKETS SUPPLIED.
- PORTABLE EXTINGUISHERS SHALL BE INSTALLED SO THAT THE CARRYING HANDLE OF THE EXTINGUISHER IS NOT MORE THAN 5' ABOVE THE FLOOR FOR EXTINGUISHERS UNDER 40 LBS AND NOT MORE THAN 3.5' FOR EXTINGUISHERS MORE THAN 40 LBS.
- THE OPERATING INSTRUCTIONS OF PORTABLE EXTINGUISHERS SHALL BE LOCATED ON THE FRONT OF THE EXTINGUISHER.
- BOTTOM OF WALL MOUNTED FIRE EXTINGUISHER SHALL BE MIN. 4" A.F.F.
- INSTALL WALL MOUNTED FIRE EXTINGUISHERS PER NFPA 10, IFC 2018, IBC 2018 AND ICC ADA A117.1.

DIAGRAM LEGEND :

- WALL MOUNTED FIRE EXTINGUISHER SIGN (4" W X 18" H)
- TYPICAL 5LB OR 10LB MULTI-PURPOSE CHEMICAL FIRE EXTINGUISHER
- 40 LB OR HEAVIER FIRE EXTINGUISHER
- WALL MOUNTED BRACKET TO HOLD FIRE EXTINGUISHER
- FIRE EXTINGUISHER NO TO EXCEED PROJECTING INTO THE EGRESS PATHWAY MORE THAN 4" MAXIMUM PER ICC A117.1.



1 WALL MOUNTED FIRE EXTINGUISHER
1" = 1'-0"

2 ADA THRESHOLD CLEARANCES
1/2" = 1'-0"

3 ADA THRESHOLD/LEVEL CHANGES
1/4" = 1'-0"



MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS

JOB TITLE
INTERIOR RENOVATION-II
FLOOR PLAN - DEMOLITION

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 800 GRANITE TOWER, BILLINGS, MONTANA 59101 - PH (406) 248-7811 - FAX (406) 259-9278 - Email HGFA@hgfa.net

DRAWN BY KAK
CHECKED BY MJB

JOB NO. 22511
DATE 12-8-2025

HGFA
 Architects PLLC

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A1.1

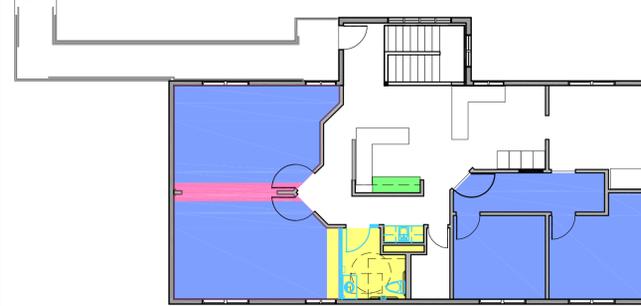
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DEMOLITION NOTES:

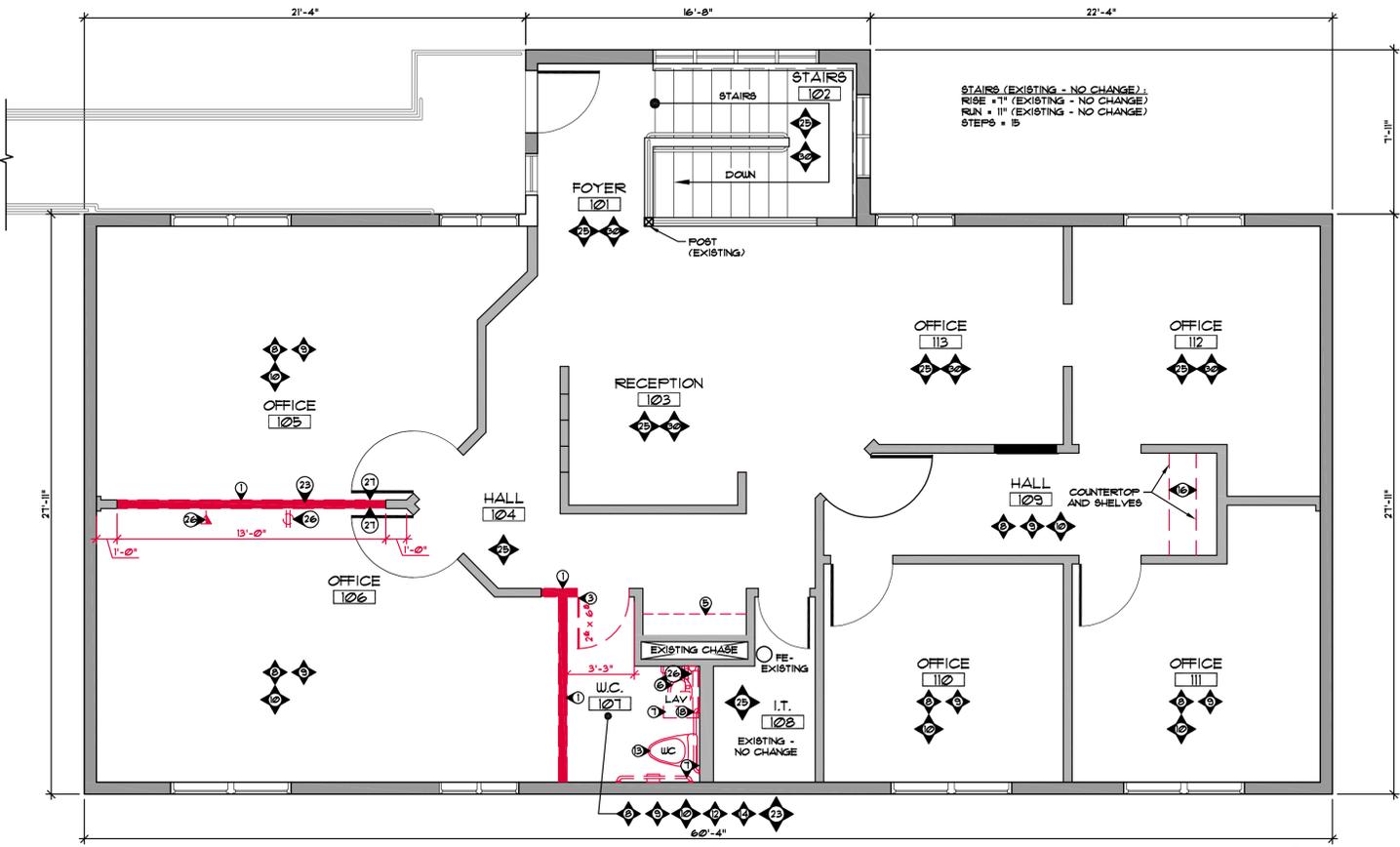
- 1 REMOVE WALL AND ALL MISCELLANEOUS PARTS AND PIECES FROM THE FINISH FLOOR TO UNDERSIDE OF ROOF TRUSSES ABOVE. CLEAN, PATCH, REPAIR AND PREPARE FLOOR, CEILING, WALLS, ETC. AS REQUIRED TO COMPLETE NEW CONSTRUCTION.
- 2 REMOVE STEPPED WALL AND ALL MISCELLANEOUS PARTS AND PIECES FROM FINISH FLOOR TO TOP OF WALL. CLEAN, PATCH, REPAIR AND PREPARE FLOOR, CEILING, WALLS, ETC. AS REQUIRED TO COMPLETE NEW CONSTRUCTION.
- 3 REMOVE DOOR / FRAME SYSTEM AND HARDWARE (DOOR, LOCKSET, HINGES, SEALS, STOPS, JAMBS, TRIMS, ETC.) AND ALL ASSOCIATED PARTS AND PIECES AS REQUIRED TO COMPLETE NEW CONSTRUCTION. BYPASS ALL REMOVED ITEMS IN A SAFE AND SECURE LOCATION FOR POSSIBLE REUSE IN NEW CONSTRUCTION.
- 4 REMOVE PORTION OF WALL AND ALL MISCELLANEOUS PARTS AND PIECES AS NECESSARY TO CREATE NEW 3'-0" WIDE 7'-0" H OPENING. CLEAN, PATCH, REPAIR AND PREPARE FLOOR, CEILING, WALLS, ETC. AS REQUIRED TO COMPLETE NEW CONSTRUCTION.
- 5 REMOVE LOWER CABINETS, SINK BASE (SEE DEMO NOTE 20), COUNTERTOP, BACKSPLASH, UPPER CABINETS AND ALL ASSOCIATED PARTS AND PIECES. TEMPORARILY SHUT OFF HOT AND COLD WATER SUPPLY TO THIS LOCATION UNTIL NEW SINK CAN BE INSTALLED. CLEAN, PATCH, REPAIR AND PREPARE FLOOR, CEILING, WALLS AND ETC. AS REQUIRED TO COMPLETE NEW CONSTRUCTION.
- 6 REMOVE LAVATORY, COUNTERTOP, BACKSPLASH, SUPPORTS, PAPER TOWEL DISPENSER, MIRROR AND ALL ASSOCIATED PARTS AND PIECES. TEMPORARILY SHUT OFF HOT AND COLD WATER SUPPLY TO THIS LOCATION UNTIL NEW SINK CAN BE INSTALLED. CLEAN, PATCH, REPAIR AND PREPARE FLOOR, CEILING, WALLS AND ETC. AS REQUIRED TO COMPLETE NEW CONSTRUCTION.
- 7 REMOVE NON-COMPLIANT GRAB BARS AND ALL MISCELLANEOUS PARTS AND PIECES. VERIFY THAT THERE IS IN-WALL BLOCKING FOR INSTALLATION OF NEW ACCESSIBLE COMPLIANT GRAB BARS. TEMPORARILY SHUT OFF HOT AND COLD WATER SUPPLY TO THIS LOCATION UNTIL NEW SINK CAN BE INSTALLED. CLEAN, PATCH, REPAIR AND PREPARE FLOOR AS REQUIRED TO COMPLETE NEW WORK.
- 8 REMOVE FLOOR COVERING (VINYL SHEET GOOD, CARPET, TRANSITION STRIPS, ETC.) AND ALL MISCELLANEOUS PARTS AND PIECES. CLEAN, PATCH, REPAIR AND PREPARE FLOOR, WALLS, ETC. AS REQUIRED TO INSTALL NEW FLOOR COVERING.
- 9 REMOVE WALL BASE AND ALL MISCELLANEOUS PARTS AND PIECES FROM WALL. CLEAN, PATCH, REPAIR AND PREPARE AS REQUIRED FOR NEW WALL BASE.
- 10 CLEAN, PATCH, REPAIR AND PREPARE WALLS TO RECEIVE NEW FINISH.
- 11 CLEAN, PATCH, REPAIR AND PREPARE CEILING TO RECEIVE NEW FINISH.
- 12 REMOVE WALL COVERING (WALLPAPER, VINYL, CHAIR RAIL, ETC.) CLEAN, PATCH, REPAIR AND PREPARE FLOOR, CEILING, WALLS, ETC. AS REQUIRED TO COMPLETE NEW CONSTRUCTION.
- 13 REMOVE WATER CLOSET AND ALL ASSOCIATED PARTS AND PIECES. TEMPORARILY SHUT OFF HOT AND COLD WATER SUPPLY TO THIS LOCATION UNTIL NEW SINK CAN BE INSTALLED. CLEAN, PATCH, REPAIR AND PREPARE FOR NEW ACCESSIBLE WATER CLOSET.
- 14 REMOVE LOWER 48" OF GYPSUM BOARD AND ALL ASSOCIATED PARTS AND PIECES. INSTALL IN-WALL BLOCKING FOR NEW FIXTURES, COUNTERTOPS, ACCESSORIES, ETC. PER MANUFACTURER'S AND CODE REQUIREMENTS.
- 15 REMOVE WORK COUNTER, BACKSPLASH, WALL MOUNTED SUPPORTS AND ALL ASSOCIATED PARTS AND PIECES. CLEAN, PATCH, REPAIR AND PREPARE WALLS AS REQUIRED TO PREPARE FOR NEW WORK. RETURN ALL ITEMS TO OWNER FOR POSSIBLE REUSE IN THE FUTURE.
- 16 REMOVE WORK COUNTER, BACKSPLASH, WALL MOUNTED SUPPORTS, SHELVES, BRACKETS, ETC. AND ALL ASSOCIATED PARTS AND PIECES. CLEAN, PATCH, REPAIR AND PREPARE WALLS AND AS REQUIRED TO PREPARE FOR NEW WORK. RETURN ALL ITEMS TO OWNER FOR POSSIBLE REUSE.
- 17 REMOVE BUILT IN RECEPTION DECK (WALLS, COUNTERTOPS, BACKSPLASHES, BASE CABINETS, UPPER CABINETS, ETC.) AND ALL ASSOCIATED PARTS AND PIECES. CLEAN, PATCH, REPAIR AND PREPARE FLOOR, CEILING, WALLS AS REQUIRED TO PREPARE FOR NEW CONSTRUCTION. VERIFY WITH OWNER IF ITEMS ARE TO BE SAVED AND STORED FOR REUSE IN THE FUTURE OR DISCARDED.
- 18 REMOVE WALL/CABINET MOUNTED LIGHT FIXTURE AND ALL ASSOCIATED PARTS AND PIECES AS NECESSARY TO INSTALL NEW LED LIGHT FIXTURE. CLEAN, PATCH, REPAIR AND PREPARE FOR NEW CONSTRUCTION.
- 19 REMOVE CEILING WITHIN THIS AREA AS NECESSARY TO REMOVE WALL(S), MAKE CLEAN, STRAIGHT CUT BACK TO JOINT LINES OR CENTERLINE OF ROOF TRUSSES. CLEAN, PATCH, REPAIR AND PREPARE AREA AS REQUIRED TO COMPLETE NEW CONSTRUCTION.
- 20 REMOVE WOOD DOOR STOP AND ALL PARTS AND PIECES AS NECESSARY TO APPLY NEW WALL-BASE LOCATIONS FOR NEW WORK. CLEAN, PATCH, REPAIR AND PREPARE FOR NEW CONSTRUCTION.
- 21 CLEAN GILL AND LIGHTLY SAND TO PREPARE FOR NEW FINISH COAT. REMOVE ALL MISCELLANEOUS NAILS, HOOKS, ETC. AND FILL HOLE TO PREP FOR NEW FINISH.
- 22 REMOVE SINK WITH ASBESTOS-CONTAINING MATERIAL (ACM) UNDERGOATING SINCE THE ACM IS NOT FRIABLE AND THEREFORE NOT REGULATED BY NESHAP NATIONAL EMISSIONS STANDARDS FOR HAZARDOUS AIR POLLUTANTS. THERE ARE NOT REQUIREMENTS FOR AN ASBESTOS CONTRACTOR TO REMOVE THE SINK HOWEVER IT MUST BE DOUBLE BAGGED IN ASBESTOS WASTE BAGS AND LABELED AS ASBESTOS-CONTAINING. AFTER REMOVAL AND PROPER BAGGING IT MUST BE DISPOSED OF AS ASBESTOS-CONTAINING WASTE AT THE LANDFILL. THE CONTRACTOR DOING THE REMOVAL MUST ALSO POST AND MAINTAIN SIGNAGE REGARDING POTENTIAL WORKER EXPOSURE TO ASBESTOS FIBERS. USE REMOVAL METHODS TO CONTROL EMPLOYEE EXPOSURE. PROTECT CLEAN-UP AND DISPOSAL OF WASTE AND DEBRIS CONTAMINATED WITH ASBESTOS IN LEAK-TIGHT CONTAINERS. SEE ASBESTOS INVESTIGATION AND REPORT BY NORTHERN INDUSTRIAL HYGIENE.
- 23 WALL BETWEEN OFFICE #05 AND #06: STRUCTURAL ANALYSIS BY DYNAMIC ANALYSIS ENGINEERING CONSULTANTS, SAMUEL HENSLER, P.E., STRUCTURAL ENGINEER.
 AFTER CAREFUL ANALYSIS, WE HAVE CONFIRMED THAT THE EXISTING GIRDER TRUSS IS CAPABLE OF SPANNING ITS FULL LENGTH WITHOUT INTERMEDIATE SUPPORT. ACCORDINGLY, THE WALL IN QUESTION IS NOT LOAD-BEARING AND MAY BE REMOVED WITHOUT STRUCTURAL CONCERN. THAT SAID, WHILE THE TRUSS DOES NOT RELY ON THE WALL FOR STRENGTH, THE WALL DOES PROVIDE SOME RIGIDITY. AS A RESULT, THERE IS A SMALL POSSIBILITY OF MINOR CEILING FLEX FOLLOWING REMOVAL, WHICH IN RARE CASES COULD RESULT IN COSMETIC DRYWALL CRACKING. THIS OUTCOME IS CONSIDERED UNLIKELY. PLEASE NOTE, IF THERE IS UNSEEN DAMAGE TO THE GIRDER TRUSS (FOR EXAMPLE, A HIDDEN SPILT), SOME UNUSUAL DEFLECTION COULD OCCUR. SHOULD THIS BE OBSERVED DURING REMOVAL, WE RECOMMEND STOPPING WORK IMMEDIATELY AND CONTACTING OUR OFFICE FOR FURTHER GUIDANCE. AGAIN, THIS SCENARIO IS UNLIKELY, BUT WORTH KEEPING IN MIND.
- 24 REMOVE CEILING MOUNTED LIGHT FIXTURES AND ALL ASSOCIATED PARTS AND PIECES AS NECESSARY TO INSTALL NEW LED LIGHT FIXTURE. CLEAN, PATCH, REPAIR, AND PREPARE FOR NEW CONSTRUCTION.
- 25 NO WORK TO OCCUR IN THIS AREA.
- 26 REMOVE OUTLET (DUPLEX, QUADPLEX, ETC.) AND/OR DATA / TELE JACK AND ALL PARTS AND PIECES AS REQUIRED TO COMPLETE NEW WORK. IF CIRCUIT(S) IS NOT TO BE REUSED IN NEW CONSTRUCTION, TERMINATE AND PULL WIRES BACK TO NEAREST JUNCTION BOX OR MAIN PANEL.
- 27 REMOVE DOOR STOP AND ALL PARTS AND PIECES AS REQUIRED TO COMPLETE NEW WORK AND STORE IN A SAFE LOCATION FOR REUSE IN NEW WORK. CLEAN, PATCH, REPAIR AND PREPARE FOR NEW WORK.
- 28 REMOVE DOOR / FRAME SYSTEM AND HARDWARE (DOOR, LOCKSET, HINGES, SEALS, STOPS, JAMBS, TRIMS, ETC.) AND ALL ASSOCIATED PARTS AND PIECES AS REQUIRED TO COMPLETE NEW WORK. ITEMS ARE TO BE SAVED AND STORED FOR REUSE IN THE FUTURE. CLEAN, PATCH, REPAIR AND PREPARE FLOOR, CEILING, WALLS, ETC. AS REQUIRED TO COMPLETE NEW WORK. CLEAN, PATCH, REPAIR AND PREPARE FOR NEW WORK.
- 29 REMOVE DOOR / FRAME SYSTEM AND HARDWARE (DOOR, LOCKSET, HINGES, SEALS, STOPS, JAMBS, TRIMS, ETC.) AND ALL ASSOCIATED PARTS AND PIECES AS REQUIRED TO INSTALL NEW DOOR, JAMB, TRIM AND HARDWARE TO COMPLETE NEW WORK. STORE ALL REMOVED ITEMS IN A SAFE AND SECURE LOCATION FOR POSSIBLE REUSE IN NEW CONSTRUCTION.
- 30 PROTECT ALL FLOORS, WALLS, BASE, CEILING, LIGHT FIXTURES, ETC. THAT ARE NOT WITHIN PHASE II SCOPE OF WORK.

BASE BID PHASES AND ALTERNATES LEGEND

- BASE BID - RESTROOM RENOVATION
- ADDITIVE ALTERNATE #1
- ADDITIVE ALTERNATE #2
- ADDITIVE ALTERNATE #3
- NO WORK TO OCCUR IN THESE AREAS



3 SCHEMATIC BASE BID & ALTERNATES PLAN
 A1.1 NOT-TO-SCALE



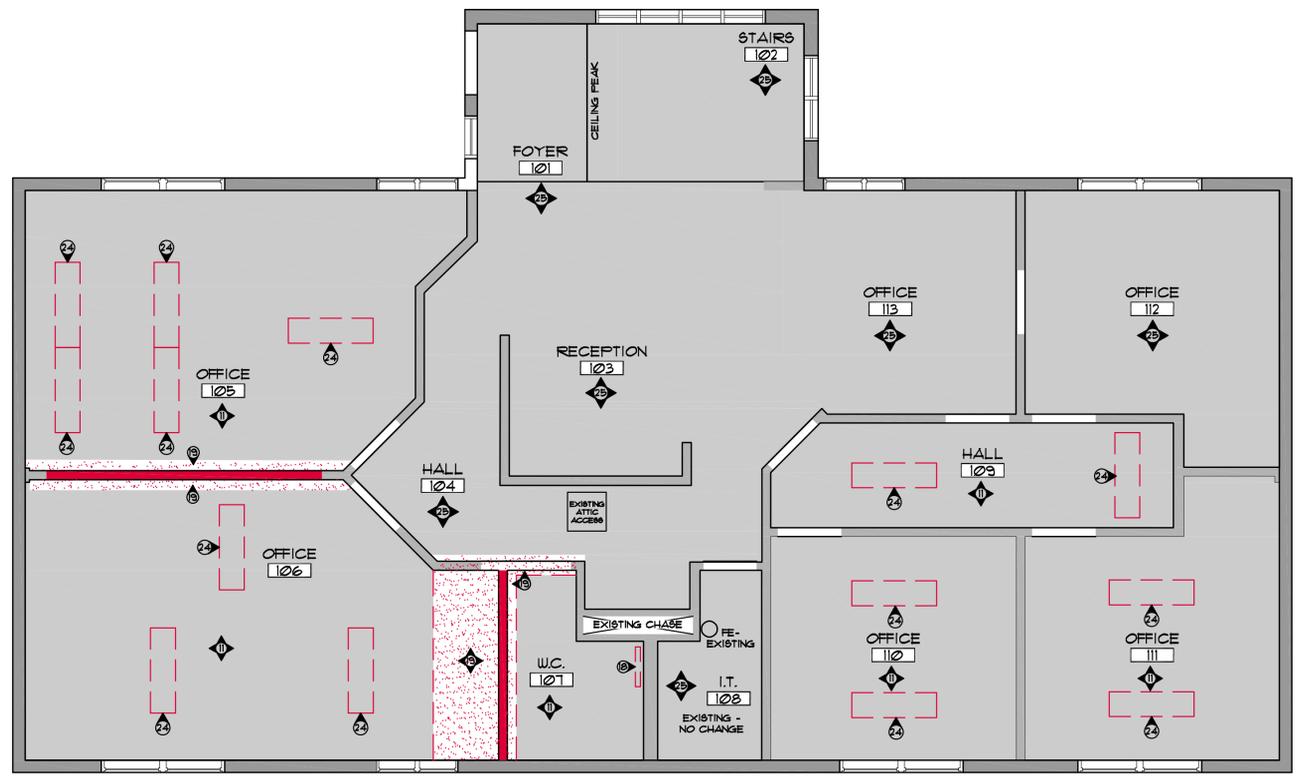
1 MAIN FLOOR PLAN - EXISTING/DEMOLITION
 A1.1 SCALE: 1/4"=1'-0"

*SEE SCHEMATIC BASE BID AND ALTERNATES PLAN, 3/A1.1



CEILING LEGEND AND NOTES

- EXISTING PENDANT LIGHT FIXTURE
- EXISTING 2' x 4' FLUORESCENT CEILING MOUNTED FIXTURE
- EXISTING GYPSUM BOARD CEILING SYSTEM - EXISTING GYPSUM BOARD CEILING
- EXISTING GYPSUM BOARD CEILING SYSTEM - EXISTING GYPSUM BOARD CEILING SYSTEM THAT MAY NEED TO BE REMOVED TO COMPLETE THE DEMOLITION AND NEW CONSTRUCTION
- FIELD VERIFY CEILING HEIGHTS, TEXTURE, STYLE, COLOR, ETC. PRIOR TO THE START OF CONSTRUCTION.



2 MAIN FLOOR REFLECTED CEILING PLAN - EXISTING/DEMOLITION
 A1.1 SCALE: 1/4"=1'-0"

*SEE SCHEMATIC BASE BID AND ALTERNATES PLAN, 3/A1.1



PHASE II 12-8-2025
 REVISED CONSTRUCTION PHASING 0-06-2025
 CITY SUBMITTAL 9-9-2025

WALL TYPES

SEE WALL TYPE NOTES BELOW FOR SPECIFIC AREAS

EXISTING WALL	SYMBOL
EXISTING WALLS - NO CHANGE	
INTERIOR WALL	SYMBOL
5/8" GYPSUM BOARD	
2" x ... WOOD STUDS @ 16" O.C. - MATCH EXISTING ADJACENT WALLS, UNLESS OTHERWISE NOTED	
FULL SOUND BATT INSULATION - ROCKWOOL (OR EQUAL)	
INTERIOR WALL (COVERING)	SYMBOL
WALL TYPE VARIES (SEE FLOOR PLAN AND WALL TYPE NOTES)	
RIGID VINYL WAINSCOT UP TO 4'-0" - SEE ROOM FINISH SCHEDULE	

WALL TYPE NOTES:

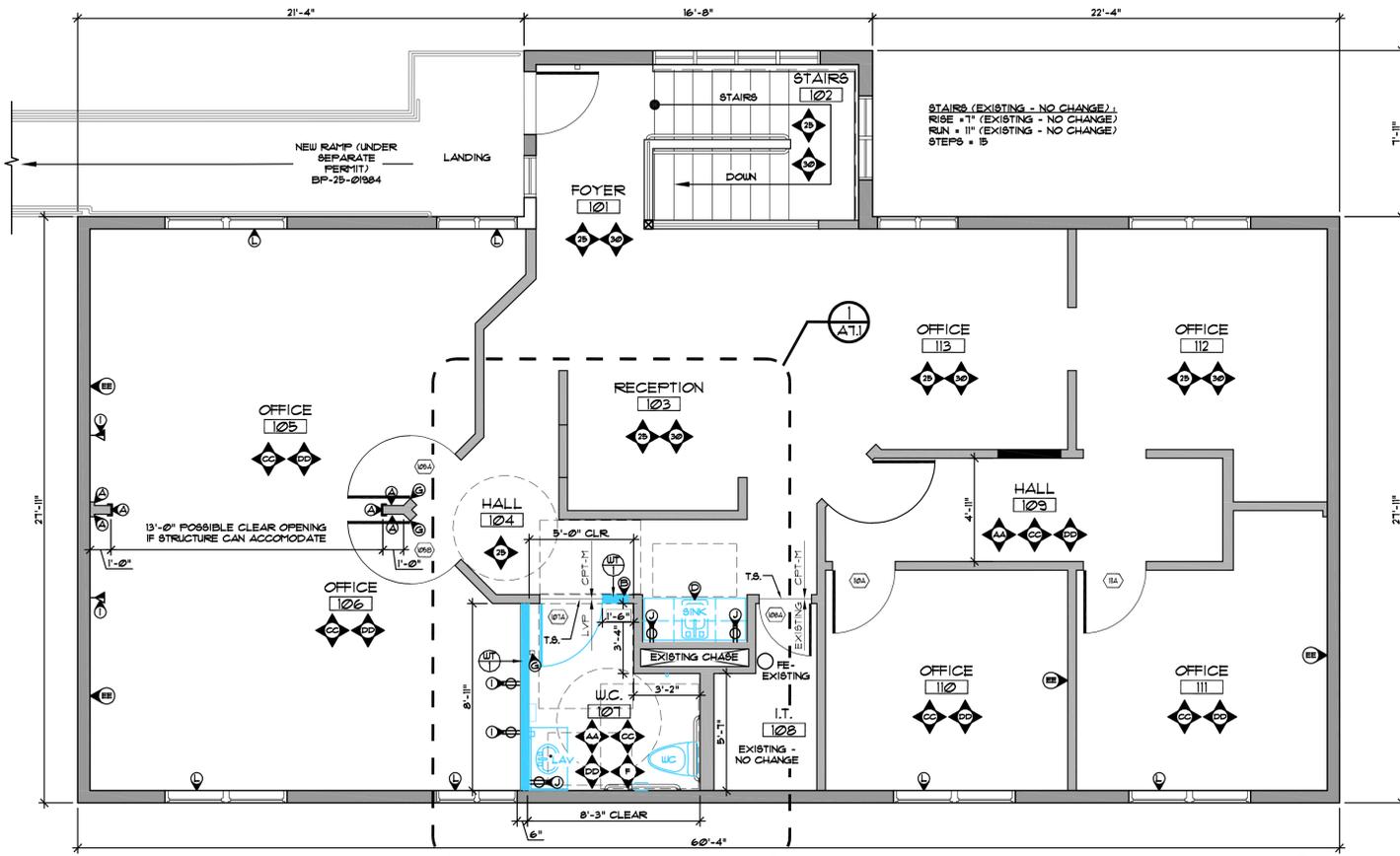
- CLEAN, PATCH, REPAIR AND PREPARE ALL EXISTING AND NEW WALLS AS REQUIRED TO COMPLETE NEW CONSTRUCTION.
- ALL WALLS (EXISTING, NEW, INFILL, ETC.) ARE TO MAINTAIN THEIR EXISTING FIRE-RESISTANCE RATINGS.
- APPLY TEXTURE TO ALL NEW WALLS TO MATCH ADJACENT WALLS.
- W.C. 102: WHERE SMOOTH, HARD, NON-ABSORBENT WAINSCOT IS TO BE USED - INSTALL 5/8" DENS-SHIELD ON THE LOWER 4'-0" OF THE WALL IN LIEU OF 5/8" GYPSUM BOARD.
- HALL 104: IN WET AREAS (SINKS) INSTALL 5/8" DENS-SHIELD ON THE LOWER 4'-0" OF THE WALL IN LIEU OF 5/8" GYPSUM BOARD.

GENERAL NOTES:

- CONTRACTOR IS TO FIELD VERIFY ALL CONDITIONS, DIMENSIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE ACTUAL CONDITIONS AND THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE ARCHITECT IMMEDIATELY.
- SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION AND COORDINATION.
- SHOP DRAWING APPROVAL IS REQUIRED FOR ALL ITEMS. ALL SHOP DRAWINGS ARE TO BE SENT TO THE ARCHITECT FOR REVIEW AND/OR FOR DISTRIBUTION TO ENGINEERS, UNLESS OTHERWISE NOTED.
- CONTRACTOR IS TO PROVIDE BLOCKING AS REQUIRED FOR ALL ITEMS WHETHER OWNER OR CONTRACTOR PROVIDED AND/OR INSTALLED.
- SIZE, SHAPE, STYLE AND LOCATION OF SIGNAGE IS TO BE VERIFIED WITH OWNER AND CONTRACTOR.
- ALL FINISH FLOOR ELEVATIONS ARE EXISTING, AND ARE SUBJECT TO FIELD VERIFICATION.
- VERIFY THE LOCATION OF ALL UTILITIES AND CONNECTIONS WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO THE START OF CONSTRUCTION.
- ALL DOOR THRESHOLDS AND TRANSITION STRIPS MUST MEET ACCESSIBILITY REQUIREMENTS PER ADA, IBC, AND ICC A111.
- ALL DOOR THRESHOLDS AND TRANSITION STRIPS ARE TO OCCUR UNDER THE CENTER OF CLOSED DOORS, UNLESS OTHERWISE NOTED.
- ALL FERROUS METALS TO BE PRIMED (1 COAT) AND PAINTED (2 COATS) - TYPICAL, UNLESS OTHERWISE POWDER COATED OR DIPPED.
- THE OWNER WILL BE UTILIZING THE BUILDING DURING CONSTRUCTION. COORDINATION BETWEEN THE OWNER AND CONTRACTOR WILL BE REQUIRED THROUGHOUT THE CONSTRUCTION PROCESS.
- THE USE AND INSTALLATION OF TEMPORARY BARRIERS AND GUARDS TO RESTRICT PUBLIC ACCESS AND PROTECT THE CONSTRUCTION AREA (STAIRS, FLOOR, ETC.) WILL BE REQUIRED PER CODE REQUIREMENTS.
- PROTECTION WILL BE REQUIRED TO PROTECT EXTERIOR BUILDING FINISHES, DOORS, WINDOWS, ETC. THROUGHOUT THE DEMOLITION AND NEW CONSTRUCTION.
- SEE SCHEMATIC BASE BID AND ALTERNATE PLAN, 3/A11.
- INSTALL ALL ITEMS PER MANUFACTURER'S RECOMMENDATION AND CODE REQUIREMENTS.

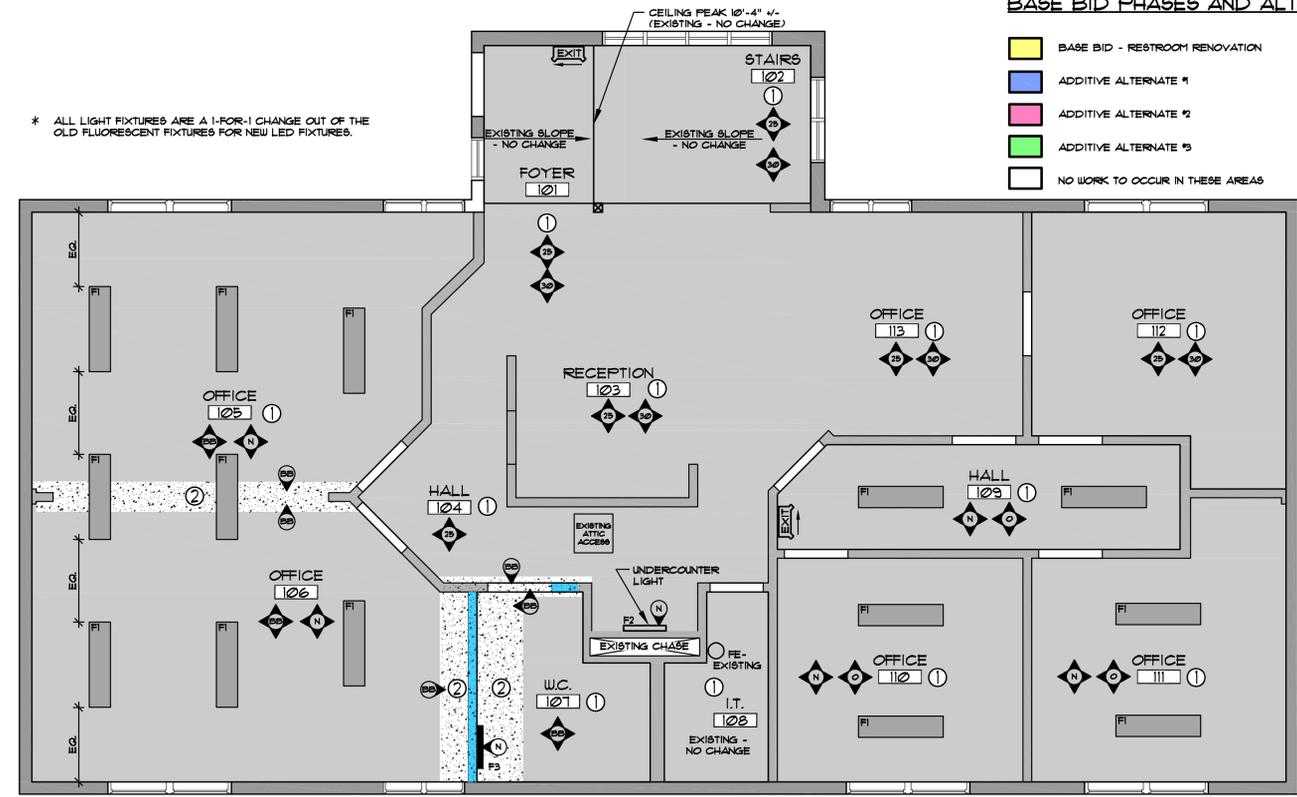
LIGHT FIXTURE LEGEND

F1	1' x 4' CPANEL LED SURFACE MOUNTED LIGHT - DIRECT CEILING MOUNT KITS MANUF.: LITHONIA LIGHTING MODEL: CPANEL-DIRECT DESCRIPTION: 1 x 4 FULL SWITCHABLE LUMEN FLAT PANEL SYSTEM AND MOUNTING KIT OTHER: COLOR TEMPERATURE 35/40/500K - ADJUSTABLE
F2	UNDERCABINET LED LIGHT STRIP MANUF.: JUNO (OR EQUAL) MODEL: UCES LED DESCRIPTION: 24" ECONOMY LED SWITCHABLE WHITE UNDERCABINET OTHER: COLOR TEMPERATURE 35/40/500K - ADJUSTABLE
F3	VANITY LED LIGHT MANUF.: LITHONIA LIGHTING (OR EQUAL) MODEL: FRYTEL VANITY LED DESCRIPTION: 2' LED VANITY - TRADITIONAL SQUARE VANITY OTHER: COLOR TEMPERATURE - 3000K * CENTER LIGHT FIXTURE OVER LAVATORY AND MIRROR
F4	EGS EMERGENCY LIGHT / EXIT COMBO MANUF.: LITHONIA LIGHTING (OR EQUAL) MODEL: EGS-EMERGENCY DESCRIPTION: RED/GREEN LED EXITANT COMBO, ROUND LAMP HEADS OTHER: TO HAVE BATTERY BACKUP SUPPLY PER CODE REQUIREMENTS
	PENDANT LIGHT MANUF.: EUREKA (OR EQUAL) MODEL: BLOOM-18-18-18 DESCRIPTION: LED FIXTURE WITH DIMMING CAPABILITIES OTHER: COLOR TEMPERATURE - 3000K HANGING - BLACK CABLE - FIELD ADJUSTABLE - FINAL HEIGHT TO BE COORDINATED WITH ARCHITECT



FLOOR PLAN - RENOVATION
SCALE: 1/4"=1'-0"

SEE SHEET A11 FOR FINISHES
SEE SCHEMATIC BASE BID AND ALTERNATES PLAN, 3/A11

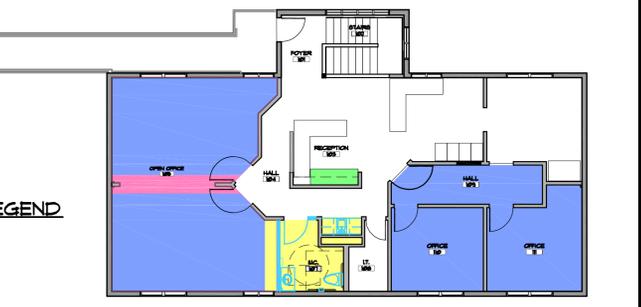


MAIN FLOOR REFLECTED CEILING PLAN - RENOVATION
SCALE: 1/4"=1'-0"

SEE SHEET A11 FOR FINISHES
SEE SCHEMATIC BASE BID AND ALTERNATES PLAN, 3/A11

RENOVATION NOTES:

- PRIME (1 COAT) ALL UNFINISHED WALLS AND PAINT (2 COATS) ALL WALLS PER MANUFACTURER'S RECOMMENDATIONS. WALL TEXTURE TO MATCH EXISTING.
- PRIME (1 COAT) AND PAINT (INTERMEDIATE COAT) ALL UNFINISHED CEILINGS. PAINT (FINAL COATS) ENTIRE CEILING PER MANUFACTURER'S RECOMMENDATIONS. NEW CEILING TEXTURE TO MATCH EXISTING, ADJACENT CEILINGS.
- INSTALL NEW FLOOR COVERING (CARPET, LUXURY VINYL TILE, LUXURY VINYL PLANKS, TILE, VINYL SHEET GOOD, ETC.) PER MANUFACTURER'S RECOMMENDATIONS.
- INSTALL NEW WALL BASE (WOOD, VINYL, TILE, ETC.) PER MANUFACTURER'S RECOMMENDATIONS. AT STAIRS, INSTALL NEW PAINTED WOOD SKIRT, BOTH SIDES.
- NEW ACCENT NAVAL (SW 6244 - EGGSHELL) WALL COLOR - SEE ROOM FINISH SCHEDULE.
- CAP END OF WALL WITH GYPSUM BOARD. CLEAN, PATCH, TAPE, TEXTURE (MATCH EXISTING); PRIME (1 COAT) AND PAINT (2 COATS).
- INFILL WALL WITH 2" x ... STUDS AT 16" O.C. AND GYPSUM BOARD (MATCH EXISTING); PATCH, TAPE, TEXTURE (MATCH EXISTING); PRIME (1 COAT) AND PAINT (2 COATS).
- INSTALL NEW HEADER AND JAMB FOR NEW OPENING. CAP END OF WALL AND HEADER WITH GYPSUM BOARD. PATCH, TAPE, TEXTURE (MATCH EXISTING); PRIME (1 COAT) AND PAINT (2 COATS).
- INSTALL NEW LOWER CABINETS, SINK BASE, COUNTERTOP, BACK AND SIDE SPLASHES AND UPPER CABINETS, ACCESSIBLE SINK AND FIXTURES, RECONNECT PLUMBING (HOT AND COLD SUPPLY, DRAIN LINE, VENT, ETC.) TO NEW SINK AND FIXTURES. INSTALL PER IBC, UPC AND ICC A111 RULES AND REGULATIONS.
- INSTALL NEW 40" HIGH CORNER GUARD.
- INSTALL NEW ACCESSIBLE PLUMBING FIXTURES (LAVATORY, FAUCET, WATER CLOSET, SINK, ETC.) AND ACCESSIBILITY FURNISHINGS (GRAB BARS, MIRROR, TOWEL AND TOILET PAPER DISPENSER, ETC.) AND APPROPRIATE IN-WALL BLOCKING PER IBC AND ICC A111 REQUIREMENTS. INSTALL ROCKWOOL SOUND BATT INSULATION IN ALL RESTROOM WALLS, EXISTING AND NEW.
- INSTALL DOOR WALL STOP. REUSE FROM EXISTING REMOVED ITEMS IF ABLE, OTHERWISE INSTALL NEW WALL STOP. COORDINATE WITH OWNER WITH OWNER AND ARCHITECT.
- CLEAN, PATCH AND REPAIR WINDOW SILL, JAMB AND HEADER AT STAIRS 105 AND FOYER 101 - SAND, PREPARE, STAIN AND SEAL WOOD WINDOW SILL. COLOR TO BE DETERMINED.
- RELOCATE ELECTRICAL CIRCUIT(S) TO ACCOMMODATE NEW ELECTRICAL OUTLET(S) AND/OR TELE-DATA JACKS PER CODE REQUIREMENTS.
- INSTALL NEW EXISTING ELECTRICAL OUTLET(S) PER CODE REQUIREMENTS. INSTALL GFCI WHERE OUTLET IS IN CLOSE PROXIMITY TO WATER.
- CLEAN, PREP, PRIME AND PAINT GUARD AND HANDRAILS. COLOR TO BE DETERMINED.
- CLEAN, PATCH, REPAIR, PREPARE AND PAINT WINDOW SILL AS REQUIRED FOR NEW COAT OF PAINT. PAINT SILL FELT WOOL SW 911.
- CAP EXISTING HEADER AND JAMB FOR OPENING.
- INSTALL NEW LIGHT FIXTURE AND CONNECT TO EXISTING SWITCHES. COORDINATE WITH ARCHITECT REGARDING FIXTURE LAYOUT. INSTALL PER CODE REQUIREMENTS AND MANUFACTURER RECOMMENDATIONS.
- PATCH, PRIME AND PAINT ANY LOCATIONS THAT NEED TO BE TOUCHED UP DUE TO THE INSTALLATION OF THE NEW LIGHT FIXTURES.



SCHEMATIC BASE BID & ALTERNATES PLAN
NOT TO SCALE

BASE BID PHASES AND ALTERNATES LEGEND

	BASE BID - RESTROOM RENOVATION
	ADDITIVE ALTERNATE #1
	ADDITIVE ALTERNATE #2
	ADDITIVE ALTERNATE #3
	NO WORK TO OCCUR IN THESE AREAS

CEILING NOTES & LEGEND

- EXISTING GYPSUM BOARD CEILING SYSTEM
EXISTING CEILING HEIGHT: 7'-8" +/- (EXISTING - NO CHANGE)
EXISTING GYPSUM BOARD CEILING - PREP, PRIME AND PAINT TO RECEIVE NEW FINISH.
- CLEAN, PATCH, REPAIR AND TEXTURE NEW AND/OR EXISTING CEILING TO MATCH ADJACENT CEILING(S).
- WHERE EXISTING LIGHT FIXTURE, WALLS, DOORS, ETC. WERE REMOVED.
 - NEW GYPSUM BOARD CEILING SYSTEM
- CEILING HEIGHT - MATCH EXISTING HEIGHT
- 5/8" NON-SAG, GYPSUM BOARD CEILING (SEE ROOM FINISH SCHEDULE)
- INSTALL PER MANUFACTURER'S RECOMMENDATION.
- FIELD VERIFY AND MATCH EXISTING
- VERIFY CEILING HEIGHTS, STYLE, COLOR, ETC. WITH OWNER, CONTRACTOR AND ARCHITECT PRIOR TO THE START OF CONSTRUCTION (SEE ROOM FINISH SCHEDULE).
 - THE CEILING PLAN SHOWN IS A SCHEMATIC DRAWING. THE EXACT LAYOUT OF THE CEILING SYSTEM IS TO BE COORDINATED WITH THE OWNER, CONTRACTOR AND ARCHITECT. PRIOR TO INSTALLATION SEE RENOVATION REFLECTED CEILING PLAN FOR NEW LED LIGHTING, TO BE A 1-FOR-1 FIXTURE CHANGE OUT.

CEILING NOTES:

- THE CEILING PLAN SHOWN IS A SCHEMATIC DRAWING. THE EXACT LAYOUT OF THE CEILING GRID SYSTEM IS TO BE COORDINATED WITH THE OWNER, ARCHITECT, AND ELECTRICAL PRIOR TO INSTALLATION (SEE ELECTRICAL LIGHTING PLAN FOR CEILING GRID LAYOUT).
- FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO THE START OF CONSTRUCTION.
- COORDINATE WITH ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL AND ELECTRICAL FOR ADDITIONAL REQUIREMENTS AND INFORMATION.
- SEE ELECTRICAL PLANS AND SCHEDULES FOR FIXTURES.
- PROVIDE SHOP DRAWINGS FOR ALL SUSPENDED CEILING SYSTEMS.
- INSTALL ALL CEILING SYSTEMS PER MANUFACTURER'S RECOMMENDATION.
- PROVIDE BLOCKING WITHIN CEILING FOR ALL CEILING TRANSITIONS AS RECOMMENDED BY MANUFACTURER AND PERTINENT CODES.
- VERIFY CEILING HEIGHTS, STYLE, COLOR, SHAPE, ETC. WITH OWNER AND ARCHITECT PRIOR TO THE START OF CONSTRUCTION (SEE ROOM FINISH SCHEDULE).
- PROVIDE ALL NECESSARY CEILING SUPPORTS PER MANUFACTURER'S RECOMMENDATION AND PERTINENT CODES FOR ALL FIXTURES AND EQUIPMENT.
- COORDINATE MECHANICAL DUCTS IN THE TRUSS SPACE WITH THE EXISTING TRUSS SYSTEM TO ENSURE REQUIRED CLEARANCE AND ACCESS THROUGH THE TRUSS SYSTEM IS MAINTAINED. THE MECHANICAL SUBCONTRACTOR MAY NEED TO RUN ADDITIONAL MAIN LINE DUCTS IN THE ATTIC SPACE AND THESE DUCTS MUST ALSO BE COORDINATED. PRIOR TO SHOP DRAWING APPROVAL, COORDINATION WITH ALL SUBCONTRACTORS WILL BE REQUIRED.
- FOR WALLS THAT DO NOT EXTEND 6" ABOVE FINISH CEILING - PUT A LAYER OF INSULATION ABOVE TOP OF WALL FOR SOUND.

STATE OF MONTANA
MICHAEL J. BURKE - SHERRIL F. BURKE - JACK CLARK - JEFFREY WINKLER
DRAWN BY: KAK
CHECKED BY: MJB
DATE: 12-8-2025
JOB NO.: 22611
JOB TITLE: INTERIOR RENOVATION-II
FLOOR PLAN - REMODEL
800 GRANITE TOWER, BILLINGS, MONTANA 59101 - PH (406) 248-7811 - FAX (406) 259-9278 - Email HGFA@hgfa.net
HGFA Architects PLLC
SHEET A2.1
5
PHASE II 12-8-2025
REVISED CONSTRUCTION PHASING 06-06-2025
CITY SUBMITTAL 9-9-2025

DOOR SCHEDULE

DOOR #01A : ENTRANCE LOCK WITH VANDILGARD (KEYED) AND DEADBOLT (KEYED W/ INDICATION TRIM (LOCKED/UNLOCKED))
DOOR #01B : 10A / 10B OFFICE LOCK (KEYED)
DOOR #01A : PRIVACY LOCK (KEYED) WITH INDICATION TRIM (OCCUPIED / VACANT)
DOOR #02A : CLASSROOM LOCK EXIT LOCK (KEYED)
DOOR #02B : PASSAGE LATCH (NON-KEYED)

* SEE DOOR SPECIFICATIONS.

Table with columns: RFL #, DOOR SIZE WIDTH x HEIGHT, TYPE, DESCRIPTION, FRAME ELEVATION, FRAME ELEV., FINISH, FRAME MATERIAL, FRAME SIZE, FR. RATING, LOCATION, FUNCTION, REMARKS

ROOM FINISH SCHEDULE

* FOR NEW ROOMS AND ROOMS BEING REMODELED - REMAINDER OF SPACE TO BE LEFT UNDISTURBED. IF REMODELING DOES OCCUR IN SPACE NOT DESIGNATED FOR CONSTRUCTION MATCH ADJACENT FINISHES TO REST OF SPACE.

Table with columns: RFL #, ROOM NAME, BASE FINISH, FLOORING MATERIAL, FLOORING FINISH, WALL MATERIAL, WALL FINISH, CEILING MATERIAL, CEILING FINISH, HEIGHT, REMARKS

ROOM FINISH SPECIFICATION LEGEND

FLOOR FINISH LEGEND

Table with columns: NUM., MATERIAL, MANUFACTURER, PRODUCT NAME, COLOR, REMARKS

BASE FINISH LEGEND

Table with columns: NUM., MATERIAL, MANUFACTURER, PRODUCT NAME, COLOR, REMARKS

WALL MATERIAL LEGEND

Table with columns: NUM., MATERIAL, MANUFACTURER, PRODUCT NAME, COLOR, REMARKS

WALL FINISH LEGEND

Table with columns: NUM., MATERIAL, MANUFACTURER, PRODUCT NAME, COLOR, REMARKS

CEILING MATERIAL LEGEND

Table with columns: NUM., MATERIAL, MANUFACTURER, PRODUCT NAME, COLOR, REMARKS

CEILING FINISH LEGEND

Table with columns: NUM., MATERIAL, MANUFACTURER, PRODUCT NAME, COLOR, REMARKS

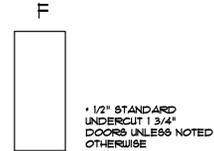
CASEWORK AND MISC. FINISH LEGEND

Table with columns: NUM., MATERIAL, MANUFACTURER, PRODUCT NAME, COLOR, REMARKS

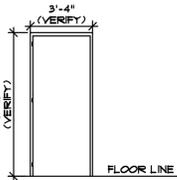
DOOR CODE & NOTES

GENERAL: (IBC 1010.1) DOORS IN THE MEANS OF EGRESS SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS 1010.1 THROUGH 1010.3.4. EXTERIOR EXIT DOORS SHALL ALSO COMPLY WITH THE REQUIREMENTS OF SECTION 1023.1. GATES IN THE MEANS OF EGRESS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1010.4 AND 1010.4.1. TURNSTILES IN THE MEANS OF EGRESS SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS 1010.5 THROUGH 1010.5.4.
EGRESS DOOR TYPES: (IBC 1010.1.2) EGRESS DOORS SHALL BE OF THE SIDE-HINGED SWINGING DOOR, PIVOTED DOOR OR BALANCED DOOR TYPES.
THRESHOLDS: (IBC 1010.1.6) THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4" IN HEIGHT ABOVE THE FINISHED FLOOR OR LANDING FOR SLIDING DOORS SERVING DWELLING UNITS OR 1/2" ABOVE FINISHED FLOOR OR LANDING FOR OTHER DOORS. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4" AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50% SLOPE).

DOOR TYPES

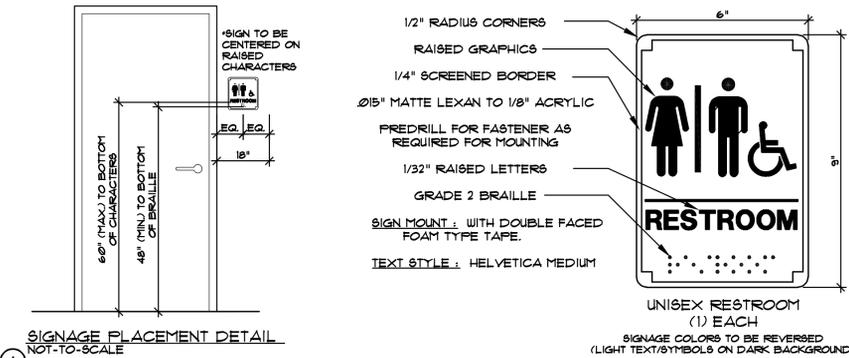


FRAME ELEVATIONS



NOTES:
1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
2. ALL PUBLIC DOORS, FRAMES, THRESHOLDS, ETC. ARE TO BE INSTALLED PER IBC, AND ICC A117 ACCESSIBILITY REQUIREMENTS.
3. PROVIDE MANUFACTURER'S REQUIRED SUB-FLOOR - SUB-FLOOR TO BE VERIFIED WITH FLOORING MANUFACTURER.
4. THRESHOLDS ARE REQUIRED AT ALL FLOORING MATERIALS TRANSITIONS WHERE MATERIAL IS NOT FLUSH.
5. SITE VISIT REQUIRED TO VERIFY ALL COMPONENTS NOTED TO MATCH EXISTING TO FINALIZE LOCK, STYLE, SIZE, COUNT, CONDITION, AND FABRICATION.

INTERNATIONAL SYMBOLS & ROOM SIGNAGE



PAINT SCHEDULE

GENERAL:
- PROVIDE THE FOLLOWING PAINT SYSTEM FOR THE VARIOUS SUBSTRATES INDICATED.
- SHERWIN WILLIAMS PAINT IS SPECIFIED. EQUAL SUBSTITUTES MUST BE PRE-APPROVED BY THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
- WALLS THAT ARE TO BE TEXTURED ARE TO BE PRIMED PRIOR TO TEXTURING.
TYPE 1 - WALLS AND CEILING:
NEW GYPSUM BOARD
PRIME COAT: SHERWIN-WILLIAMS B20U2650 - PRO-200 0 PR-F W/ INTERMEDIATE COAT. SHERWIN-WILLIAMS K46U02151 - PI PRECAT 80 EX W/ TOPCOAT. SHERWIN-WILLIAMS B20U2651 - K46U02151 - PI PRECAT 80 EX W/ LATEX.
TYPE 2 - WALLS AND CEILING:
EXISTING GYPSUM BOARD
PRIME COAT: SHERWIN-WILLIAMS B20U2651 - K46U02151 - PI PRECAT 80 EX W/ INTERMEDIATE COAT. SHERWIN-WILLIAMS B20U2651 - K46U02151 - PI PRECAT 80 EX W/ LATEX.
TYPE 3 - DRY-WALL HIGH MOISTURE AREAS:
PRIME COAT: SHERWIN-WILLIAMS B20U2650 - PRO-200 0 PR-F W/ INTERMEDIATE COAT. SHERWIN-WILLIAMS B20U2651 - PRO-MAR 200 ZERO VOC LATEX.
TOPCOAT: SHERWIN-WILLIAMS B20U2651 - PRO-MAR 200 ZERO VOC INTERIOR LATEX.

DOOR SPECIFICATIONS

SOLID CORE WOOD DOOR FRAMES:
1. WOOD SPECIES FOR DOOR FRAME - MATCH EXISTING OR REUSE FROM DEMOLITION PHASE.
2. PREP, STAIN AND SEAL TO MATCH EXISTING.
SOLID CORE WOOD DOORS:
1. DOORS TO BE SOLID CORE WOOD DOORS - MATCH EXISTING.
2. MANUFACTURER: VT INDUSTRIES OR EQUAL.
3. STYLE: FLUSH.
4. DOORS TO BE PREFINISHED BY MANUFACTURER.
5. STROKE EDGE FOR DOOR TO BE BEVELED.
LEVER HANDLES:
MANUF: SCHLAGE (OR EQUAL)
SERIES: NO SERIES, GRADE 1, CYLINDRICAL LOCK
STYLE: ATEN
FINISH: U826D
DOORS: SEE DOOR SCHEDULE
FUNCTION: SEE DOOR SCHEDULE
HINGES: (DOOR #01A)
MANUFACTURER: IVEB (OR EQUAL)
INTERIOR DOOR: 5881
FINISH: MATCH EXISTING
DEADBOLT: (DOOR #01A)
MANUFACTURER: 601-AGE (OR EQUAL)
SERIES: 601-AGE-1
FINISH: U826D
OTHER: WITH INDICATION TRIM (LOCKED / UNLOCKED)
DOOR STOP: (DOOR #02A & #02B)
MANUFACTURER: IVEB (OR EQUAL)
STYLE: FLANGE PIN DOOR STOP
MODEL: 69
FINISH: U826D
NOTES:
- FINISHWARE FINISH: 626-U826D (UNLESS OTHERWISE NOTED)
- ALL DOOR HANDLES ARE TO BE ADA, IBC, AND ICC A117 ACCESSIBLE.
- COORDINATE ALL KEYS WITH OWNER.
- REUSE EXISTING WALL STOP, IF IN GOOD WORKING ORDER.

ROOM FINISH NOTES

1. SEE REFLECTED CEILING PLAN AND DETAILS ON SHEET A21.
2. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PREPARATIONS AND INSTALLATION OF MATERIALS.
3. PROVIDE MANUFACTURER'S REQUIRED SUB-FLOOR - SUB-FLOOR TO BE VERIFIED WITH FLOORING MANUFACTURER.
4. THRESHOLDS ARE REQUIRED AT ALL FLOORING MATERIALS TRANSITIONS WHERE MATERIAL IS NOT FLUSH.
5. SITE VISIT REQUIRED TO VERIFY ALL COMPONENTS NOTED TO MATCH EXISTING TO FINALIZE LOCK, STYLE, SIZE, COUNT, CONDITION, AND FABRICATION.

Professional seal and contact information for HGFA Architects PLLC. Includes: MICHAEL J. BURKE - SHERILL F. BURKE - JACK CLARK - JEFFREY WINKLER - MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS. JOB TITLE: DRAWING TITLE: INTERIOR RENOVATION-II RM FINISH & DOOR SCHED. 2320 3RD AVENUE NORTH, BILLINGS, MONTANA 59101 - PH (406) 248-7811 - FAX (406) 259-9278 - Email HGFA@hgfa.net. SHEET A8.1 OF 5.



MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS
JEFFREY WINKLER
 JOB TITLE
INTERIOR RENOVATION-II
 2320 3RD AVENUE NORTH, BILLINGS
 PH (406) 248-7811 - FAX (406) 259-9278 - Email HGFA@hgfa.net

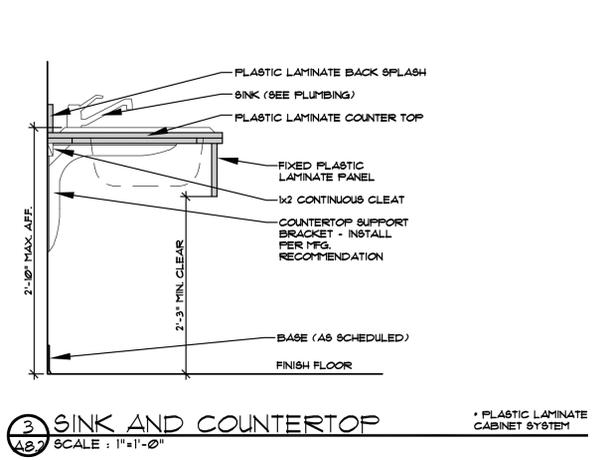
MICHAEL J. BURKE - SHERRIL F. BURKE - JACK CLARK - JEFFREY WINKLER
 DRAWING TITLE
CASEWORK NOTES & DTLS
 800 GRANITE TOWER, BILLINGS, MONTANA 59101 - PH (406) 248-7811 - FAX (406) 259-9278 - Email HGFA@hgfa.net

DRAWN BY
KAK
 CHECKED BY
MJB
 JOB NO.
22511
 DATE
12-8-2025

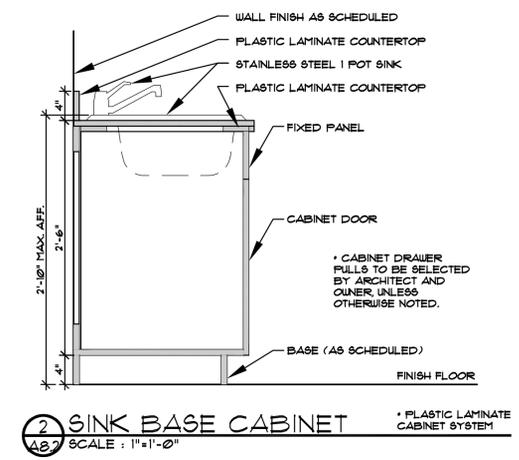
HGFA
 Architects PLLC

SHEET
A8.2
 5

PHASE II 12-8-2025
 CITY SUBMITTAL 9-9-2025



3 SINK AND COUNTERTOP
 SCALE: 1"=1'-0"
 * PLASTIC LAMINATE CABINET SYSTEM



2 SINK BASE CABINET
 SCALE: 1"=1'-0"
 * PLASTIC LAMINATE CABINET SYSTEM

PLUMBING FIXTURE MOUNTING HEIGHTS LEGEND

FIXTURE	DIM*	MOUNTING HEIGHT
GRAB BAR	A	6" MAX. TO CENTER TO GRAB BAR END NEAR ADJACENT FINISH WALL
TOILET (ADA)	B	18" MAX. TO CENTER FROM ADJACENT FINISH WALL
URINAL	C	24" MAX. TO RIM ABOVE FINISH FLOOR
URINAL (ADA)	C	17" MAX. TO RIM ABOVE FINISH FLOOR
SINK (ADA)	D	34" MAX. TO SINK RIM ABOVE FINISH FLOOR
SINK (ADA)	E	9" HIGH X 6" DEEP TOE CLEARANCE
SINK (ADA)	F	27" MIN. X 8" DEEP KNEE CLEARANCE
TOILET	G	14" TO TOP OF SEAT
TOILET (ADA)	G	17" - 19" TOP OF SEAT
GRAB BAR (ADA)	H	12" MAX. TO CENTER OF GRAB BAR END FROM ADJACENT FINISH WALL
TOILET PAPER HOLDER	J	7" - 9" TO CENTERLINE FROM TOILET
GRAB BAR	K	33" - 36" TO TOP A.F.F.
GRAB BAR	L	36" OUTSIDE TO OUTSIDE
GRAB BAR	N	42" OUTSIDE TO OUTSIDE
MIRROR	N	42" MAX. TO BOT. OF MIRROR REFLECTIVE SURFACE
TOILET PAPER HOLDER	O	15" MIN. TO CENTER ABOVE FINISH FLOOR
TOILET PAPER HOLDER	P	1 1/2" MIN. FROM BOTTOM OF GRAB BAR
18" VERTICAL GRAB BAR	Q	39" - 41" FROM ADJACENT FINISH WALL
18" VERTICAL GRAB BAR	R	39" - 41" FROM FINISH FLOOR
SWING UP GRAB BAR	S	28" MIN. FROM FINISH FLOOR
SWING UP GRAB BAR	T	33" - 36" ABOVE FINISH FLOOR

PREVAILING STANDARDS :

THE FOLLOWING ARE THE PREVAILING SELECTIONS IN THE ABSENCE OF SPECIFICATIONS:

A. FACE STYLE - FLUSH OVERLAY - VGS LAMINATE EXPOSED SURFACE FACES, WITH CLS CABINET LINER OR THERMOSET DECORATIVE OVERLAY (VENDOR'S CHOICE) SEMI-EXPOSED SURFACES.

B. DOOR AND DRAWER FACE EDGING - MINIMUM 1/80" PVC, SOLID COLOR TO MATCH OR BLEND WITH VGS EXPOSED SURFACES.

C. BODY FRONT EDGING - MINIMUM 1/80" PVC, SOLID COLOR TO MATCH OR BLEND WITH SEMI-EXPOSED SURFACES.

D. DOOR HINGES - CONCEALED 100-125 DEGREE NICKEL PLATED 38 MM "EUROPEAN" HINGES WITH FRESSED-IN-PLACE SYNTHETIC BARBED HINGE SCREW POCKETS.

E. DOOR AND DRAWER KNOBS - METAL 4" WIRE FULLS, SECURED WITH SCREWS.

F. DRAWER SLIDES - MINIMUM 100% RATED, EPOXY COATED "EUROPEAN" SLIDES WITH POSITIVE STOP IN BOTH DIRECTIONS, SELF CLOSING. FILE DRAWERS WILL HAVE FULL EXTENSION SLIDES.

G. OPEN INTERIOR - INTERIOR SURFACES VGS LAMINATE TO MATCH EXTERIOR EXPOSED SURFACES, INCLUDING MATCHING SIDES, INTERIOR UPPER AND LOWER SURFACES, CABINET BACKS, SHELVES AND THEIR FRONT EDGES. OPEN UNITS, PARTIALLY OPEN UNITS, AND UNITS WITH GLASS DOORS ARE INCLUDED IN THIS CLASSIFICATION.

H. CLOSED INTERIOR - THERMOSET DECORATIVE OVERLAY WITH MATCHING BACK UNITS WITH SOLID DOORS, BOTH HINGED AND EXPOSED SURFACES OF SLIDING DOORS, ARE INCLUDED IN THIS CLASSIFICATION.

J. EXPOSED ENDS - VGS LAMINATE TO MATCH ADJACENT CABINET/DOOR/DRAWER EXPOSED SURFACE FACES.

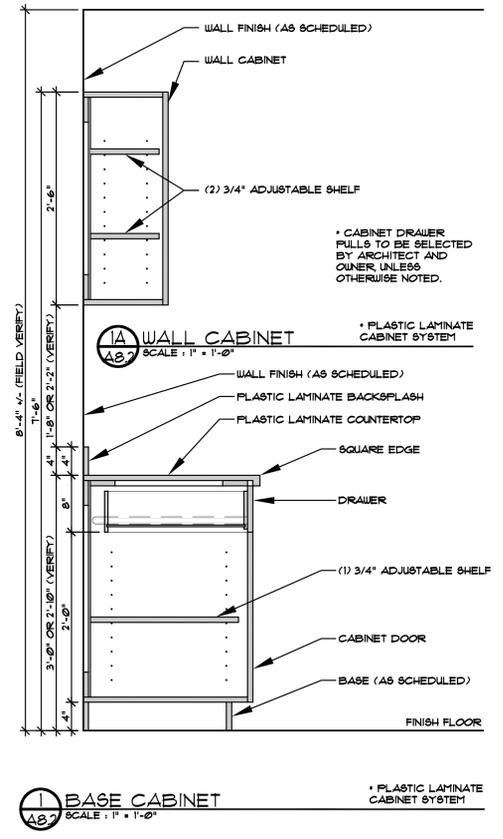
K. WALL UNIT BOTTOMS - VGS LAMINATE TO MATCH ADJACENT CABINET/DOOR/DRAWER EXPOSED SURFACE FACES.

L. SHELF EDGES - MINIMUM 1/80" PVC, SOLID COLOR TO MATCH OR BLEND WITH SEMI-EXPOSED SURFACES, EXCEPT IN OPEN INTERIOR AS DESCRIBED ABOVE.

M. TOE BASE - UNIT SIDE PANEL IS CONTINUOUS TO THE FLOOR. SEPARATE TOE BASE FINISH MATERIAL CABINET FINISH MATERIAL CABINET SUBSTRATE WITH VGS TO MATCH EXPOSED SURFACES UNLESS SPECIFIED AS VINYL BASE (WHICH IS FURNISHED BY OTHERS), WILL BE UNFINISHED CABINET SUBSTRATE.

GENERAL NOTES :

- UNDER COUNTERS TO BE ALL P-LAM FINISH
- ALL HALF WALLS TO HAVE P-LAM FINISH
- SEE FINISH SPECIFICATIONS FOR MORE INFORMATION.
- FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO THE START OF CONSTRUCTION.
- ALL INTERIOR SHELVES TO BE BLACK PLASTIC LAMINATE.
- SEE ACCESSORY SCHEDULE.
- SEE ACCESSORY AND/OR APPLIANCE SCHEDULE FOR ITEMS SUPPLIED BY OWNER / INSTALLED BY CONTRACTOR.
- COORDINATE WITH OWNER, ARCHITECT, PLUMBING, MECHANICAL AND ELECTRICAL FOR EQUIPMENT REQUIREMENTS.
- SEE PLUMBING PLANS AND SCHEDULES FOR FIXTURES.
- SEE FLOOR PLAN FOR WALL TYPES AND ADDITIONAL NOTES.
- P-LAM = PLASTIC LAMINATE
- N.I.C. = NOT IN CONTRACT
- W = WALL CABINET
- B = BASE CABINET
- SB = SINK BASE CABINET
- PROVIDE CABINET FILLER STRIPS AS REQUIRED.
- PROVIDE SHOP DRAWINGS FOR ALL SHELVING SYSTEMS.
- VERIFY APPLIANCE R.O. REQUIREMENTS PRIOR TO THE CONSTRUCTION OF CABINETS AND COUNTER TOPS.
- PROVIDE BLOCKING WITHIN WALLS FOR ALL ACCESSORIES, AFFLIANCES, BULLETIN BOARDS, CABINETS, COUNTER TOPS, DESKS, LOCKERS, R.O.D.S. SHELVES, SHOWER INSERTS, WALL HOOKS, ETC. AS RECOMMENDED BY MANUFACTURER.
- ENSURE THE W.C. TANK LID DOES NOT INTERFERE WITH GRAB BARS AND THERE IS ADEQUATE SPACE TO REMOVE THE LID.
- CABLE HOLES THROUGH COUNTERTOPS TO HAVE GROMMETS, COLOR TO BE DETERMINED.
- COUNTERTOP SUPPORT BRACKETS TO HAVE HOLES FOR CABLE MANAGEMENT



1A WALL CABINET
 SCALE: 1"=1'-0"
 * PLASTIC LAMINATE CABINET SYSTEM

1 BASE CABINET
 SCALE: 1"=1'-0"
 * PLASTIC LAMINATE CABINET SYSTEM

B.O.C.C. Regular

2. e.

Meeting Date: 02/24/2026

Title: Window Tint - Commissioners Board Room

Submitted For: Matt Kessler, Purchasing Agent

Submitted By: Matt Kessler, Purchasing Agent

TOPIC:

Window Tint - Commissioners Board Room

BACKGROUND:

The Finance department is requesting Commissioners' approval to install window tinting on the windows of the Commissioners' board room in the Ostlund Building. The cost of this service is \$5,450.00. There are sufficient funds in the project budget to accomodate this service.

RECOMMENDED ACTION:

Approve

B.O.C.C. Regular

2. f.

Meeting Date: 02/24/2026

Title: Change Order #2 - Bauer Construction - Metra Skybox Reno

Submitted For: Matt Kessler, Purchasing Agent

Submitted By: Matt Kessler, Purchasing Agent

TOPIC:

Change Order #2 - Bauer Construction - Metra Skybox Reno

BACKGROUND:

MetraPark is requesting Commissioners' approval for a change order with Bauer Construction for the Metra Skybox renovation to add paint to the corridor and lobby area. The additional cost is \$14,995.20, which would bring the total contract value to \$193,682.20. There are sufficient project funds to cover this change in scope.

RECOMMENDED ACTION:

Approve and return a copy to Finance.

Attachments

COR 2 Corridor and Lobby Paint Add



3333 2nd Ave N. Suite 240
 Billings, MT. 59101
 406-781-1622
timw@bauermt.com

COR #02

Date: 2/19/2026

Prepared By: Tim Williams

Customer: Yellowstone County
 Contact: Matt Kessler
 Phone: 406-256-2717
 Email: mkessler@yellowstonecountymt.gov

Job Name: Metra SkyBox Refresh
 Job Address: 308 6th Ave N
 Billings, MT 59101

Change Order Request #1 Floor and Ceiling Adds

Division #	Scope	Company	Total Amount
Division #1	General Conditions	Bauer Construction Inc.	\$ 1,320.00
Division #9	Painting	Haney & Sons Painting	\$ 12,312.00
		OH&P @ 10%	\$ 1,363.20
		Total Amount	\$ 14,995.00
		Alternate Add to Total Amount if Accepted	\$ 2,950.00

Scope of Work Description:

Division 01

- Project Management and subcontractor management
- Removal and reinstall of pictures

Division 09

- Paint walls in Corridor (324 & 304), Lobby (301), Reception (301.1), and stair well all walls to be P1 Bedrock 9563, all brick to be painted P2 Outer space 6251.
- Paint 18 door frames as P4 City scape 7067

Alternate:

- Paint all wood base in area as P4 City Scape 7067

Exclusions/Notes

- If approved, add this price to main contract amount.
- All other work not explicitly stated on this estimate is excluded.

Price is Subject to Change Depending on Scope Changes

Tim Williams
 General Contractor

Project Manager
 Title

2/19/2026
 Date

Architect

Title

Date

Owner

Title

Date

GENERAL DEMOLITION NOTES

- REFERENCE ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION REQUIREMENTS.
- PROTECT ALL EXISTING ELECTRICAL AND MECHANICAL, ANY OTHER EQUIPMENT, COVERS, AND WIRING, ETC. TO REMAIN. REPLACE ANY DAMAGED ITEM WITH NEW TO MATCH EXISTING.
- VERIFY ALL EXISTING CONDITIONS AND COORDINATE ALL DEMOLITION WITH NEW CONSTRUCTION.
- WHETHER SPECIFICALLY INDICATED OR NOT, REMOVE PORTION OF EXISTING CONSTRUCTION AS REQUIRED TO COMPLETE WORK INDICATED AND PREP EXISTING CONSTRUCTION TO REMAIN FOR NEW CONSTRUCTION.
- EXPECT TO CAREFULLY REMOVE OR DISASSEMBLE VARIOUS ITEMS SO ADJACENT ITEMS AND FINISHES THAT ARE EXISTING TO REMAIN ARE NOT DAMAGED. PROPERLY REPAIR/REPLACE DAMAGED ITEMS AND FINISHES WITH NEW TO MATCH EXISTING.
- COORDINATE WITH OWNER FOR ANY REMOVED OR DEMOLISHED ITEMS TO BE RETURNED TO THE OWNER.

FINISH PLAN LEGEND

- NAME ROOM NAME AND NUMBER
- 101
- AB## # INTERIOR ELEVATION CALLOUT AND DIRECTION OF ELEVATION VIEW
- XXX## FINISH TAG
- XX##/## EXTENT OF ACCENT PAINT OR WALL FINISHES

FINISH TAGS DISPLAYED IN GROUPING ON FINISH PLAN REPRESENT MAJORITY ROOM FINISH SELECTIONS. ORDER OF GROUPING DEFINED IN EXAMPLE BELOW:

- MAJORITY WALL FINISH
- MAJORITY BASE FINISH
- MAJORITY FLOOR FINISH

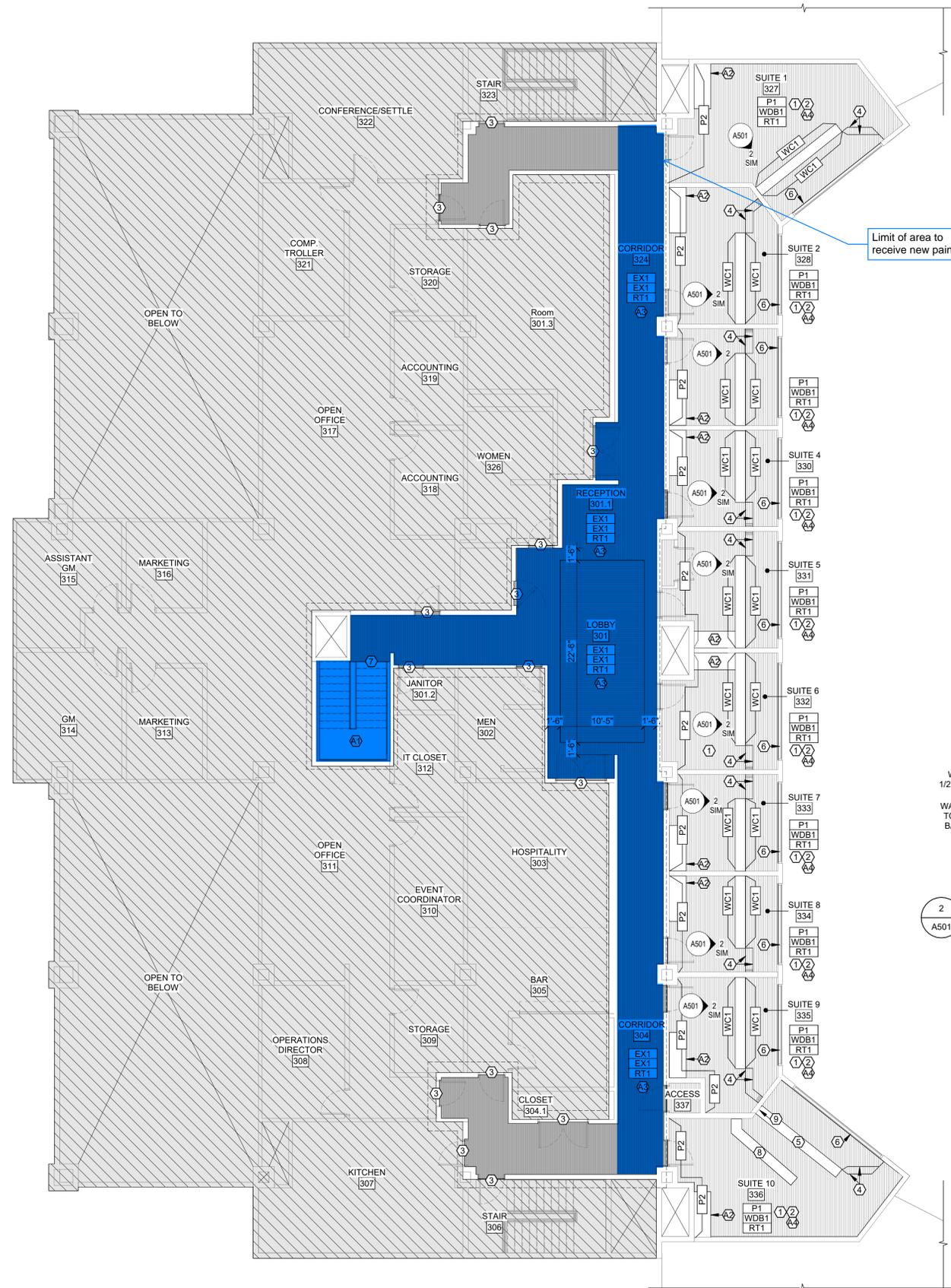
- FLOOR FINISH 'RT1'
- FLOOR FINISH 'RT1' (SEE KEYNOTE 'A3')
- FLOOR FINISH 'EX1'
- NOT IN SCOPE

GENERAL FINISH NOTES

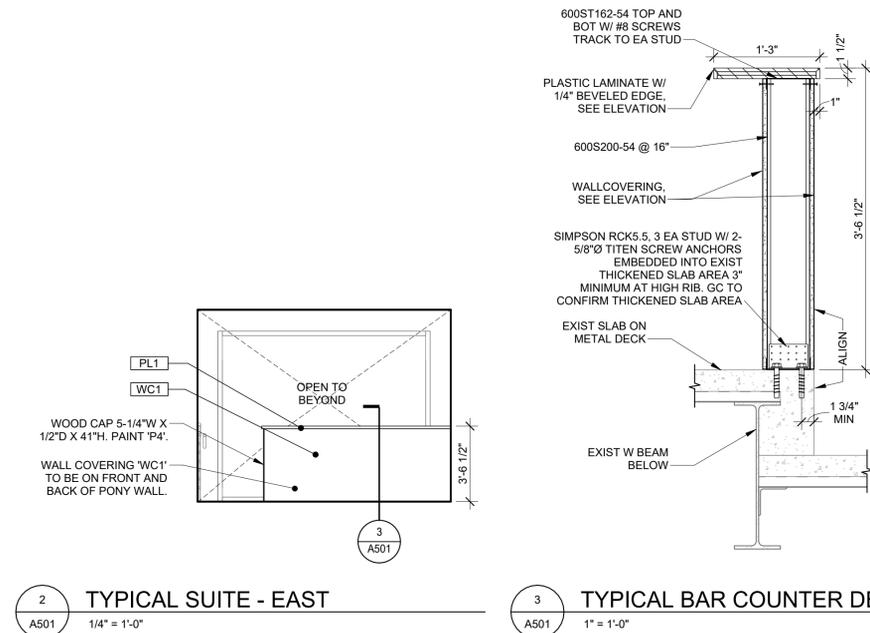
- VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD. EXISTING CONDITIONS OF WINDOWS AND OTHER BUILDING ELEMENTS MAY VARY. IF MEASUREMENTS IN FIELD DEVIATE FROM THE DIMENSIONS SHOWN WITHIN THESE DOCUMENTS BY GREATER THAN 6" OR AFFECT DESIGN INTENT COORDINATE AND NOTIFY THE PROJECT ARCHITECT PRIOR TO CONTINUING WORK.
- FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.
- ALL PRODUCTS ARE TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS, USING MANUFACTURER'S ADHESIVES, TOOLS, AND METHODS.
- REFER TO SPECIFICATIONS FOR ALL FINISH MATERIAL PRODUCT INFORMATION.
- COORDINATE ALL OWNER FURNISHED EQUIPMENT, ACCESSORIES, AND FURNITURE WITH OWNER AND/OR OWNER'S VENDOR.
- ALL FLOOR TRANSITIONS ARE TO OCCUR DIRECTLY BENEATH DOORS OR CENTERED IN OPENING UNLESS NOTED OTHERWISE.
- ALL FLOOR TRANSITIONS ARE TO BE ADA COMPLIANT.
- ALL GYPSUM WALLS TO BE PAINTED UNLESS OTHERWISE NOTED.
- ALL CEILINGS IN SUITES 1-10 TO BE 'AC1' UNLESS OTHERWISE NOTED.
- ALL METAL ACCESS PANELS, COVER PLATES, VENTS, AND GRILLES TO BE PAINTED TO MATCH THE SURFACE IT IS LOCATED ON.
- ALL PLASTIC LAMINATE COUNTERTOPS ARE TO BE 'PL1' WITH 1.5" BEVELED EDGE.
- ALL PAINTED SURFACES TO RECEIVE A MINIMUM OF ONE COAT PRIMER, TWO FINISH COATS. USE PRIMERS RECOMMENDED FOR EACH SUBSTRATE. FINISH COATS AS FOLLOWS: CONCRETE, MASONRY AND DRYWALL - SHERWIN WILLIAMS PROMAR 200, EG-SHEL FINISH. METAL TRIM - SHERWIN WILLIAMS PRO INDUSTRIAL ACRYLIC, SEMI-GLOSS FINISH. METAL CEILING GRID TO HAVE EG-SHEL FINISH. WOOD - SHERWIN WILLIAMS SCUFF TUFF INTERIOR WATERBASED ENAMEL, SEMI-GLOSS FINISH.
- BASIS OF DESIGN LISTED. ALTERNATE MATERIALS NEED PRIOR APPROVAL BY ARCHITECT AND OWNER.

KEYNOTES

- HANDRAILS IN THIS ROOM TO BE PAINTED 'P3'
- REMOVE EXISTING CEILING TILES, REPLACE WITH 'AC1'. PAINT EXISTING GRID 'P5'.
- GC TO DETERMINE 'TR2' PROFILE REQUIRED TO ACCOMMODATE EXISTING FLOORING.
- USE 'TR1' AT STAIR NOSING.
- MODIFY BAR TO BE 30". REUSE EXISTING COUNTERTOP
- CREATE SOLID SURFACE SILL 'SS1' CAP AT WINDOW.
- USE 'TR1' NOSING AT TOP STAIR ONLY.
- EXISTING BUILT IN BAR TO REMAIN.
- PATCH AND REPAIR WALL AS NEEDED.
- ADD ALTERNATE #1: FINISH STAIRS AND LANDING WITH RUBBER TREADS, RISERS - SEE 'STR1'. PAINT EXISTING STRINGERS 'P2'. GC TO CONFIRM PRIOR TO START OF CONSTRUCTION IF INCLUDED IN THIS PROJECT.
- ADD ALTERNATE #2: PAINT EXISTING CABINETS 'P4'. LEAVE COUNTERTOP EXISTING. GC TO CONFIRM PRIOR TO START OF CONSTRUCTION IF INCLUDED IN THIS PROJECT.
- ADD ALTERNATE #3: 'FT1' FLOORING IN CORRIDOR AND LOBBY. REUSE EXISTING BASE. DO NOT PAINT. GC TO CONFIRM PRIOR TO START OF CONSTRUCTION IF INCLUDED IN THIS PROJECT.
- ADD ALTERNATE #4: REPLACE CEILING GRID IN LIEU OF PAINTING CEILING GRID. GC TO CONFIRM PRIOR TO START OF CONSTRUCTION IF INCLUDED IN THIS PROJECT.



Limit of area to receive new paint



2 TYPICAL SUITE - EAST
1/4" = 1'-0"

3 TYPICAL BAR COUNTER DETAIL
1" = 1'-0"

MATERIALS LIST

ITEM NO	PRODUCT TYPE	MANUFACTURER	DESCRIPTION	COLOR	SIZE	NOTES
BASE						
WDB1	WOOD BASE		PAINT EXISTING BASE 'P4'			
CEILING						
AC1	ACOUSTIC CEILING	ARMSTRONG	FINE-FISSURED HIGH NRC-1755	BL-TECH BLACK	2' X 4' X 7/8"	
FLOOR						
RT1	RESILIENT FLOORING	PATCRAFT	REMOVE 1417V	NEUTRAL MIX 00550	12" X 24", 5 MM THICK	BIRCK INSTALLATION METHOD. GLUE DOWN WITH MANUFACTURER'S RECOMMENDED ADHESIVE.
GENERAL						
EX1	EXISTING TO REMAIN					
MILLWORK						
PL1	PLASTIC LAMINATE	FORMICA	USED AT WINDOW SILL	TINTED PAPER TERRAZZO 8812	3" x 3" X 1/2" THICKNESS	90 DEGREE SILL WITH EASED EDGES
TRANSITIONS						
STR1	STAIR COMPONENTS (ALL NOSING, TREAD, RISER)	JOHNSONITE	ANGLEFIT RUBBER STAIR TREADS W/ INTEGRATED RISER FOR THE VISUALLY IMPAIRED	71-STORM CLOUD	SIZE AND NOSING PROFILE REQUIRED FOR COMPLETE INSTALLATION	INSTALL MATCHING RUBBER FLOOR TILES AT LANDING
TR1	TRANSITION PROFILE	FUTURA	LVT 341 NO LIP STAIR NOSING	ETCHED ALUMINUM	5MM LVT FOR OUTSIDE STAIR NOSE	
TR2	TRANSITION PROFILE	JOHNSONITE	SLIMLINE REDUCER STRIP	71-STORM CLOUD		SEE DRAWINGS
WALL						
P1	PAINT	SHERWIN WILLIAMS	TYPICAL WALL PAINT	BEDROCK 9563		
P2	PAINT	SHERWIN WILLIAMS	ACCENT WALL PAINT	OUTERSPACE 6251		
P3	PAINT	SHERWIN WILLIAMS	HANDRAIL PAINT	MINDFUL GRAY 7016		
P4	PAINT	SHERWIN WILLIAMS	BASE, CABINET, WOOD CAP PAINT	CITYSCAPE 7067		
P5	PAINT	SHERWIN WILLIAMS	METAL GRID PAINT	INKWELL 6992		
WC1	WALLCOVERING	MOMENTUM	TRANQUILITY WC	LEAD 2ATR-32	54" W X 3/16" THICK	INSTALLATION METHOD: NON-REVERSE HANG. RANDOM MATCH. NO REPEAT.

1 SECOND FLOOR FINISH PLAN
1/8" = 1'-0"



NORTH REF

308 6TH AVE N, BILLINGS MT, 59101
YELLOWSTONE COUNTY
METRAPARK SKYBOX REFRESH

B.O.C.C. Regular

Meeting Date: 02/24/2026

Title: MOU with City of Laurel for GIS Services

Submitted By: Derek Yeager

TOPIC:

MOU with City of Laurel for GIS Services

BACKGROUND:

This MOU is between Yellowstone County and the City of Laurel for the purposes of establishing a cooperative relationship and limited reimbursement of services as it regards the assembling and distribution of various GIS data sets that are mutually advantageous for the purposes of record keeping and display. Currently, the City of Laurel has limited GIS capacity and data sets are often encountered to be not yet constructed or existing or, older and inaccurate as a result of missing data reporting criteria. County GIS maintains similar agreements with the City of Billings for similar purposes so as to have continuity in information and data set accuracy and relevancy to both parties benefit. This agreement was already previously executed by the City of Laurel in September 2025.

RECOMMENDED ACTION:

Staff recommends approval of the MOU.

Attachments

GIS Laurel MOU

RESOLUTION NO. R25-83

A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE MAYOR TO SIGN A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF LAUREL AND YELLOWSTONE COUNTY FOR GIS SERVICES.

WHEREAS, the City of Laurel desires to create, maintain and utilize a comprehensive computerized GIS map database of all land existing within the external boundaries of the of the City of Laurel; and

WHEREAS, Yellowstone County is presently hosting the City of Laurel's GIS information on its GIS map database; and

WHEREAS, the City of Laurel desires to continue to update, improve and utilize its GIS data on the Yellowstone County GIS map database; and

WHEREAS, Yellowstone County has set fees and terms as contained in the Memorandum of Understanding, a copy attached hereto and incorporated herein.

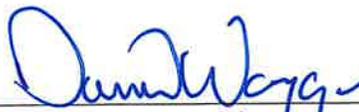
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Laurel, Montana, that the Mayor is authorized to sign the Agreement with Yellowstone County for the year 2025.

Introduced at a regular meeting of the City Council on the 23rd day of September, 2025 by Council Member Canape.

PASSED and APPROVED by the City Council of the City of Laurel, Montana on the 23rd day of September, 2025.

APPROVED by the Mayor on the 23rd day of September, 2025.

CITY OF LAUREL



Dave Waggoner, Mayor

ATTEST:



Kelly Strecker, Clerk-Treasurer



APPROVED AS TO FORM:

A handwritten signature in blue ink, appearing to read "Michele LB", with a long horizontal flourish extending to the right.

Michele L. Braukmann, Civil City Attorney

**MEMORANDUM OF UNDERSTANDING FOR SHARING OF
GIS DATA AND SERVICES**

This Memorandum of Understanding for Sharing of GIS Data and Services (Agreement) is entered into between YELLOWSTONE COUNTY (COUNTY) and the CITY OF LAUREL (CITY) on this ____ day of _____, 2025.

WHEREAS, CITY and COUNTY desire to continue to develop, share and integrate geographic information systems (GIS) data and services to improve the planning and management processes of CITY and COUNTY departments and infrastructure, including dispatch operations of the 911 Center.

THEREFORE, this Agreement sets forth the following terms pursuant to which CITY and COUNTY shall agree:

1. Term. This Agreement shall begin on the date the Resolution approving the Agreement is passed by the Laurel City Council and shall last for three calendar years. The parties may mutually agree, in writing, to terminate this deal at any time. Further, either party may terminate this Agreement unilaterally with written notice of at least 90 days.
2. Compensation. In exchange for the services stated in this Agreement to be performed by COUNTY, CITY agrees to pay COUNTY \$4,000 for the first year of the contract. The amount of compensation paid by CITY to COUNTY shall increase 4% each year. The payments shall be made annually, at the start of each year of the contract. If the contract is terminated mid-year, CITY shall pay COUNTY the pro rata compensation for the partial year.
3. Duties. For the above compensation, COUNTY shall provide CITY with access to digital mapping and tabular data of the City of Laurel and the Laurel Planning Jurisdiction. COUNTY will maintain established and updated GIS data for the aforementioned area. CITY will provide updated information to be included in the GIS system on an as-needed basis.

COUNTY will make every effort to produce information in a format that will allow CITY to print maps on its equipment. If this is not feasible, standard charges for hard copy maps printed by COUNTY will apply.

While it is believed that the data supplied by both parties is the most current and accurate available, neither CITY nor COUNTY make any warranties or representations as to the accuracy or the completeness of the information.

All information and data in any format developed by and for GIS pursuant to this agreement, at the discretion of COUNTY and CITY, will remain proprietary information belonging to CITY and COUNTY.

4. Authorized Representatives. The parties appoint the following authorized representative to receive notices and to provide direct communication between the parties:

For CITY:
PO Box 10
Laurel, MT 59044
Attn: Mayor

For COUNTY:
Yellowstone County GIS
217 N. 27th Street
Billings, MT 59101
Attn: GIS Manager

5. No Creation of Entity, Hold Harmless. This Agreement shall not be construed to create, either expressly or by implication, the relationship of agency or partnership between CITY and COUNTY. Neither CITY nor COUNTY is authorized to act on behalf of the other in any manner in relation to the subject matter of this Agreement, and neither shall be liable for the acts, errors, or omissions of the other entered into, committed or performed with respect to or in the performance of this Agreement. Each party agrees to indemnify and hold the other party harmless against any claims arising from the acts errors or omissions of its employees or agents.
6. Governing Law, Informal Dispute Resolution, Venue. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Montana. Should a dispute arise regarding the terms of this Agreement, the parties shall first enter into good faith discussions in an attempt to resolve the dispute. Should the dispute result in litigation, the parties agree that proper venue lies in the Montana 13th Judicial District Court.
7. Entire Agreement and Revocation of Prior Agreements. This Agreement embodies the entire understanding between CITY and COUNTY with respect to the specific subject matter hereof, and no prior oral or written representation shall serve to modify or amend this Agreement. This Agreement may not be modified except by action of both governing bodies.

The parties hereby state and represent that the 2005 GIS Interlocal Agreement between CITY and COUNTY is hereby rescinded and revoked upon execution of this Agreement.

8. Authorized Signatures. The parties represent and agree that the persons signing this Agreement have authorization to bind their respective governmental entities to the terms of the Agreement.

Passed and Adopted on this ____ day of ____
2025

BOARD OF COUNTY COMMISSIONERS
YELLOWSTONE COUNTY, MONTANA

Mark Morse
Yellowstone County Board Chair

Mike Waters
Yellowstone County Commissioner

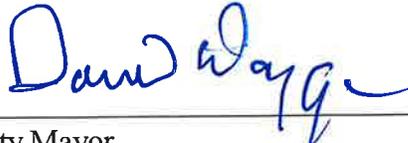
Chris White
Yellowstone County Commissioner

Attest:

Jeff Martin
Yellowstone County Clerk and Recorder

Passed and Adopted on this ____ day of
September 2025

CITY OF LAUREL, MONTANA



City Mayor

Attest:



City of Laurel Clerk

B.O.C.C. Regular

4. a.

Meeting Date: 02/24/2026

Title: Health Equity Agreement for COBRA

Submitted By: Teri Reitz, Board Clerk

TOPIC:

Health Equity Agreement for COBRA

BACKGROUND:

See attached.

RECOMMENDED ACTION:

Approve.

Attachments

Health Equity Agreement for COBRA

HealthEquity

Order Form

Employer:

Yellowstone County
 217 M 27th Street, Room 106
 PO Box 35041
 Billings, MT 59107

Effective Date*: 1/1/2026
 Initial Term End Date: 12/31/2028

Payment Method: ACH Debit
 Payment Terms: Within 30 days of receipt of invoice
 Service Charge on Overdue Amounts: 2% Per Month

Services:

Service Name	Fee Type	Fee	Description
COBRA	Admin Fee	\$0.65 PEPM	Per Eligible Per Month
Takeover of Existing COBRA Participants	Additional Service Fee	\$10.00	Acquisition and integration of existing COBRA participant information including the production of new monthly payment invoices, tracking the remainder of the eligibility period, and providing 24/7 access to participant information via IVR, Internet, and toll-free participant services support. One-time fee per takeover processed.
COBRA Open Enrollment	Additional Service Fee	\$15.00	Standard Service Open Enrollment: WW will manage adding, updating or terminating plans; carrier and billing updates; and will produce and mail an updated premium statement to Qualified Beneficiaries and COBRA Continuant(s) announcing the applicable COBRA premium change for the Employer's plan(s)' next determination period. WW updates, prints, and mails OE notifications on behalf of the Employer, up to 7 sheets of paper (double-sided), to Qualified Beneficiaries and COBRA Continuant(s) (to the extent requested by Employer). WW will provide carrier and billing updates. Postage and additional printing fees may apply in some situations and will be disclosed to the Employer. Fee billed per OE packet mailed.
COBRA Open Enrollment	Set Up Fee	\$150.00	A per-plan year open enrollment setup fee will be assessed.

Terms and Conditions:

HealthEquity

- This Order Form is subject to HQY's General Terms and Conditions of Service that may be viewed at https://resources.healthequity.com/Documents/Employer/General_Terms_and_Conditions_All_Accounts.pdf, and all terms defined therein shall have the same meaning in this Order Form unless otherwise specified herein.
- *This Order Form shall be effective as of 1/1/2026 (unless this Order Form is incomplete or does not match our records). Billing shall commence upon start of Service(s) or next billing period following the effective date, whichever is later.

Signature: 
Name (print): KEVIN Gillen
Title: H.R. Director
Employer: Yellowstone County MT
Date: 10-10-2025

B.O.C.C. Regular

4. b.

Meeting Date: 02/24/2026

Title: PARS

Submitted By: Teri Reitz, Board Clerk

TOPIC:

PERSONNEL ACTION REPORTS - Road and Bridge - 1 Appointment; **I.T.** - 3 Salary & Other; **Detention Facility** - 2 Terminations; **Youth Services Center** - 1 Termination; **Facilities** - 1 Termination; **Motor Vehicle** - 1 Termination

BACKGROUND:

See attached.

RECOMMENDED ACTION:

Approve.

Attachments

PARS

PAR1



Yellowstone County Commissioners
RECEIVED

Hire/Personnel Action Form

FEB 13 2026

Employee Information

Employee
Mike Buening

Hire Information

Position Details	Hire Req#	Job Type
Equipment Operator I (D/E) (4020)	202600399	Promotional
Person ID	Job Class	Pay Rate
63935608	Equipment Operator I (D/E)	\$24.48
Department	Job Class#	HireDate
Public Works	4020	2/16/26

Division
Road

Comments

2110.401.430200.111 replaces Cramer, promo from Equipment Service Worker

Approvals

HUMAN RESOURCES	Kevin Gillen	2/13/26 9:47 AM
FINANCE	JENNIFER JONES	2/13/26 11:01 AM

Commissioners Action
Approve Disapprove

Chair	<u>MB</u>	_____
Member	<u>MTW</u>	_____
Member	<u>AD</u>	_____



Yellowstone County Commissioners
RECEIVED

Hire/Personnel Action Form

FEB 19 2026

Employee Information

Employee
Laura Grieshop

Hire Information

Position Details	Hire Req#	Job Type
Database Engineer (H) (1091)	202600404	Promotional
Person ID	Job Class	Pay Rate
60438452	Database Engineer (H)	\$79,080.00
Department	Job Class#	HireDate
Information Technology	1091	3/1/26
Division		
N/A		

Comments

Payroll code 1000.000.115.410580.111 Title and responsibility change

Approvals

HUMAN RESOURCES	Kevin Gillen	2/19/26 8:09 AM
FINANCE	JENNIFER JONES	2/19/26 8:12 AM
COMMISSIONERS	ERIKA GUY	2/19/26 8:13 AM

Commissioners Action
Approve Disapprove

Chair MG

Member MSA

Member [Signature]



FEB 19 2026

Hire/Personnel Action Form

Employee Information

Employee
Jerrold Montelongo

Hire Information

Position Details	Hire Req#	Job Type
Network Systems Specialist (G) (1086)	202600406	Promotional
Person ID	Job Class	Pay Rate
25747993	Network Systems Specialist (G)	\$28.49
Department	Job Class#	HireDate
Information Technology	1086	3/1/26
Division		
N/A		

Comments

Payroll code 1000.000.115.410580.111 New title and additional duties.

Approvals

HUMAN RESOURCES	Kevin Gillen	2/18/26 4:25 PM
FINANCE	JENNIFER JONES	2/19/26 6:58 AM

Commissioners Action
Approve Disapprove

Chair	<u>MM</u>	_____
Member	<u>MM</u>	_____
Member	<u>MM</u>	_____



Yellowstone County Commissioners
RECEIVED

FEB 19 2026

Hire/Personnel Action Form

Employee Information

Employee
Jamie DeBree

Hire Information

Position Details	Hire Req#	Job Type
Web Development Administrator (J) (1092)	202600403	Promotional
Person ID	Job Class	Pay Rate
62301632	Web Development Administrator (J)	\$99,268.36
Department	Job Class#	HireDate
Information Technology	1092	3/1/26
Division		
N/A		

Comments

Payroll funding code 1000.000.115.410580.111 Title and responsibility change

Approvals

HUMAN RESOURCES	Kevin Gillen	2/18/26 4:25 PM
FINANCE	JENNIFER JONES	2/19/26 6:57 AM

Commissioners Action
Approve Disapprove

Chair	<u>AM</u>	_____
Member	<u>MDW</u>	_____
Member	<u>AD</u>	_____

YELLOWSTONE COUNTY
PERSONNEL ACTION REPORT

FEB 17 2026

Section 1

Section 1 is to be completed by the initiating department for recommended personnel changes

Name: Larry Williams Effective Date: 2/7/2026
Current Title: Admin Coordinator Gr. Salary \$ 24.76
Title Change: Gr. Salary \$

Check as Applicable:

Regular Full Time: xx New Hire:
Regular Part Time: Rehire:
Temp Full Time: Termination: xx
Temp Part Time: Voluntary
Seasonal Hire: Promotion:
Replaces position Transfer:
Name Demotion:
New Budgeted Position

Other: Reclassification:
Funding: 2300 - 136 - 420200 - 111 Percent 50 New Account
 - - Percent Split Account
 Elected Official/Department Head 2/17/2026 Date

Section 2

Human Resources: Finance:
Note: Ken Allen 2-17-26 Director Date 2-17-26
H.R. Comments: Commissioner's Action Disapprove
 Approve

Date entered in payroll Chair
Clerk & Recorder - original Member MSW
Human Resources - canary Member
Auditor - pink
Department - goldenrod

YELLOWSTONE COUNTY
PERSONNEL ACTION REPORT

FEB 17 2026

Section 1

Section 1 is to be completed by the initiating department for recommended personnel changes

Name: Kenneth Anderson Effective Date: 2/13/26
Current Title: JCW Gr. 7 Salary \$ 27,39
Title Change: _____ Gr. _____ Salary \$ _____

Check as Applicable:

Regular Full Time: New Hire: _____
Regular Part Time: _____
Temp Full Time: _____
Temp Part Time: _____
Seasonal Hire: _____
Replaces position Name: _____
New Budgeted Position: _____
Demotion: _____

Other: _____
Reclassification: _____

Funding: 2399 - 235 - 420250 - 111 Percent 100% New Account _____
Percent _____ Split Account _____

Karin Miller
Elected Official/Department Head _____ Date _____

Section 2

Human Resources: _____ Finance: _____

Note: _____
A. Boyle 2-17-26 _____
Director Date
Jul Jones 2-17-26 _____
Director Date

H.R. Comments: _____
Commissioner's Action
Approve _____ Disapprove _____

Chair MA _____
Member MAN _____
Member (Signature) _____

Date entered in payroll _____
Clerk & Recorder - original _____
Human Resources - canary _____
Auditor - pink _____
Department - goldenrod _____

YELLOWSTONE COUNTY
PERSONNEL ACTION REPORT

FEB 12 2026

Section 1

Section 1 is to be completed by the initiating department for recommended personnel changes

Name: Chance Smith Effective Date: 02/19/2026
Current Title: Detention Officer Gr. Salary \$ 25.21
Title Change: Gr. Salary \$

Check as Applicable:

Regular Full Time: xx New Hire:
Regular Part Time: Rehire:
Temp Full Time: Termination: xx
Temp Part Time: (Voluntary)
Seasonal Hire: Promotion:
Replaces position Name: Transfer:
New Budgeted Position: Demotion:

Other: Reclassification:

Funding: 2300 - 136 - 4202000 - 111 Percent 100 New Account
 Percent Split Account
Cap-S Smith 02/09/2026
Elected Official/Department Head Date

Section 2

Human Resources: _____ Finance: _____

Note: See Ellen 2-11-26 Note: Juliana 2-12-26
Director Date Director Date

H.R. Comments: _____ Commissioner's Action Approve Disapprove

Chair MF
Member MAN
Member

Date entered in payroll _____
Clerk & Recorder - original _____
Human Resources - canary _____
Auditor - pink _____
Department - goldenrod _____

YELLOWSTONE COUNTY
PERSONNEL ACTION REPORT

FEB 12 2026

Section 1

Section 1 is to be completed by the initiating department for recommended personnel changes

Name: Clarke Hardt Effective Date: 2/13/26
Current Title: Maint. Tech II Gr. D/E Salary \$ 25.49
Title Change: _____ Gr. _____ Salary \$ _____

Check as Applicable:
Regular Full Time: New Hire: _____
Regular Part Time: _____ Rehire: _____
Temp Full Time: _____ Termination:
Temp Part Time: _____ Promotion: _____
Seasonal Hire: _____ Transfer: _____
Replaces position _____ Demotion: _____
Name _____
New Budgeted Position _____

Other: _____
Reclassification: _____

Funding: 2300-146 - 411200 - 111 Percent 100 New Account _____
Percent _____ Split Account _____

See below
Elected Official/Department Head _____ Date _____

Section 2

Human Resources: _____ Finance: _____
Note: _____ Note: _____
Ann Miller 2-11-26 Julianne 2-12-26
Director Date Director Date

H.R. Comments: _____ Commissioner's Action
Approve _____ Disapprove _____

Chair MH _____
Member MTN _____
Member AW _____
Date entered in payroll _____
Clerk & Recorder - original _____
Human Resources - canary _____
Auditor - pink _____
Department - goldenrod _____

FEB 19 2026

YELLOWSTONE COUNTY PERSONNEL ACTION REPORT

Section 1

Section 1 is to be completed by the initiating department for recommended personnel changes

Name: Lynisa Hoem

Effective Date: 2-9-26

Current Title: Motor vehicle Clerk

Gr. C Salary \$ 18.47

Title Change: _____

Gr. _____ Salary \$ _____

Check as Applicable:

Regular Full Time:

New Hire: _____

Regular Part Time: _____

Rehire: _____

Temp Full Time: _____

Termination:

Temp Part Time: _____

Voluntary Promotion: _____

Seasonal Hire: _____

Replaces position Name _____

Transfer: _____

New Budgeted Position _____

Demotion: _____

Other: _____

Reclassification: _____

Funding: 1000 - 000 - 113410540 - 112

Percent 100 New Account _____

Percent _____ Split Account _____

[Signature]
Elected Official/Department Head

2-13-26
Date

Section 2

Human Resources:

Finance:

Note: _____

Note: _____

[Signature]
Director Date

[Signature] 2-19-26
Director Date

H.R. Comments:

Commissioner's Action
Approve Disapprove

Chair [Signature] _____

Member [Signature] _____

Member [Signature] _____

Date entered in payroll _____

Clerk & Recorder - original

Human Resources - canary

Auditor - pink

Department - goldenrod

B.O.C.C. Regular

Meeting Date: 02/24/2026

Title: Board Minutes

Submitted By: Teri Reitz, Board Clerk

TOPIC:

Board Minutes - Yellowstone Conservation District - January 2026

BACKGROUND:

See attached.

RECOMMENDED ACTION:

Place to file.

Attachments

Yellowstone Conservation Board Minutes

YELLOWSTONE CONSERVATION DISTRICT

PO Box 80888, Billings MT 59108 1670 48th St. W Suite 2, Billings, MT 59106
Phone: 406.690.9326 email: lvie@mt.gov

**YELLOWSTONE CONSERVATION DISTRICT
Board Meeting Minutes**

January 15, 2026

1670 48th St. West Suite #2, Billings MT 59106

1:00 pm

BOARD MEMBERS PRESENT: Chad Sedgwick - Chair, Brad Kraft - Vice-Chair, Leroy Gabel, Jackie Haaland,
Bryan Mothershead, Stacey Robinson

BOARD MEMBERS ABSENT: None

NON-BOARD PRESENT: LaVerne Ivie - YCD; Chris White - Yellowstone County Commissioner;
Seanna Torske, Zoe Craft - NRCS; Shannon Blackburn - FWP;
Yellowstone River CD Water Reservation applicants: Wade Keller & Brandon Keller
Virtually: Crystal White - YCD/PF/NRCS; Anthony Sammantara - Extension
Others: Jason Weinschmidt; Don Sasse

Chair Sedgwick called the meeting to order at 1:00 pm

Roll Call - After the introductions, Chair Sedgwick informed attendees: All issues will be addressed to the Chair; public comments are always welcome but wait until the issue is addressed on the agenda, ask to be recognized by the chair and then limit comments to 3 minutes; no action will be taken on any item not on the agenda.

Agenda Changes: None

Minutes: Kraft made a motion to approve November 18, 2025, Minutes as written and reviewed, second by Robinson, motion passed.

Board member absences: None

2026 Election of Officers: Mothershead made a motion to keep the current slate of officers in place, second by Robinson, motion passed.

310's

• **Applications, Emergencies, Complaints & Violations:**

- **YE-05-26 - Par Montana, Dry Creek** - Supervisor Kraft provided an overview of the project as inspected by himself, Ivie, Par MT representatives and Ronni Tallerico on Jan. 14, 2026. The refinery is constructing a rail yard. The yard will be used for storage of loaded and unloaded rail cars of refinery products or crude respectively.
The land on which the rail yard will be constructed will need to be leveled and compacted to meet rail construction standards. This will involve placing a substantial amount of fill to raise certain lower elevation areas and removing soil from certain higher elevation areas. The rail yard will cross Dry Creek and several small areas of "low quality" wetlands. The culvert containing Dry Creek is undersized and in poor shape, it will be replaced with new culverts that will support the full load of the rail lines and the rail cars and an open channel. The replacement culverts and open channel creek bed will be sized to ensure no rise, since Dry Creek is considered a floodway. The flow path of the existing culvert is unknown. **Board discussion and decision:** Robinson made a motion to declare YE-05-26 a 'Non-Project' because the water body is a drain ditch from an adjacent business and not a perennial flowing stream, nor does it drain into the Yellowstone River. Second to the motion by Kraft, motion passed.
- **Jason Kleinschmidt** - inquiry whether recreational gold prospecting on the Yellowstone River requires applicant to obtain a 310 permit. Jason explained his plans to use a small, portable sluice box operated from the

riverbank with a bilge pump powered by a lithium-ion battery. The activity would involve minimal water usage and no chemicals, with discharge directly back into the river. The board was assured that accessing the site will be through public access sites and will be below the high water mark with landowner permission obtained if needed. **Board decision:** Kraft made a motion for YCD to send a letter addressed to Mr. Kleinschmidt indicating the project does not meet the parameters of a 310 project and is for recreational purposes so therefore will not require a 310 permit, second by Mothershead, motion passed.

Other 310 Issues & Projects

- **Yellowstone River CD Council** - Gabel did not have anything new to report from the Council. Ivie reported she is working with the planning group for a summer river tour.
- **310 Survey** - the Board collectively filled out the 310 survey noting they rarely issue penalties but agree a tiered fee structure with higher maximum amounts would be useful, particularly for repeat offenders.

BUSINESS MEETING

- **Old Business**
 - **Yellowstone River CD Water Reservations 10 year review** - The edited report was finalized today with Kraft making a motion to submit to DNRC, second by Haaland, motion passed.
 - **New Business**
 - **YCD Supervisor appointment to the Beartooth RC&D Board** - Robinson made a motion to install Bryan Mothershead as YCD's representative, second by Haaland, motion passed.
 - **Yellowstone River Water Reservation Applications submitted to YCD:**
 - **Brandon Keller – YE-01-26** – Application to pump 357.8 acre-ft from the Yellowstone River to sprinkler irrigate 178.9 acres. Brandon provided an overview of his proposed project. **Board decision:** Kraft made a motion to accept YE-01-26 and request assistance from DNRC to assign a water rights contractor to determine if some or all the project is outside of the original public notice area for Yellowstone Conservation District, second by Robinson, motion passed.
 - **Wade Keller – YE-02-26** - Application to pump 1063.8 acre-ft from the Yellowstone River to sprinkler irrigate 531.9 acres. Wade provided an overview of his proposed project. **Board decision:** Robinson made a motion to accept YE-02-26 and request assistance from DNRC to assign a water rights contractor to determine if some or all the project is outside of the original public notice area for Yellowstone Conservation District, second by Mothershead, motion passed.
 - **T-Report**
 - **November & December T-Reports:** Kraft made a motion to accept November and December Treasurer's reports as submitted and reviewed, second by Mothershead, motion passed.
 - **GoDaddy subscription renewals** - Supervisors reviewed the GoDaddy invoices that were paid from Ivie's personal account. Robinson made a motion to approve reimbursement to Ivie for \$556.21, second by Mothershead, motion passed.
 - **Dues & Donations requests:**
 - **Yellowstone River Parks Association** - Gabel made a motion to donate \$500 to YRPA, second by Robinson, motion passed.
 - **Beartooth RC&D** - Gabel made a motion to pay \$275 to Beartooth RC&D for the 2026 membership dues, second by Mothershead, motion passed.
- Travel & Meetings:** none presented

Standing Committee Reports

- **Westend Reservoirs** - Robinson reported that the interim Parks and Director could not attend today's meeting but plans to attend in Feb. or March.
 - Robinson noted the grading package at the reservoirs has been approved to increase to 95%, coordination issues remain with the city, particularly regarding fish placement and water levels. Robinson discussed the need for FWP to be involved at this stage if there is to be a fisheries component. The group discussed challenges with the project's progress, including the departure of Deb, the former Public Works Director, and the need for better coordination between various stakeholders to move the project forward.
 - The most recent delineation for the reservoirs area will be included in YCD's quarterly report to DNRC.
 - White mentioned she updated the YCD website to include new information related to the reservoirs project under education.

- **Pollinator Fair grant applications** - Haaland and White reported the NACD grant is currently in a waiting period until February. As a backup, a DNRC grant is being developed. The pollinator fair team met in December to go over the budget and logistics for the event. White has updated the YCD website to include this year's event. YCD will need to increase the amount of liability insurance to comply with the City's requirements. Ivie is working with our insurance provider to add a larger amount. White discussed marketing plans, including newsletter blasts.

Partner/Agency Reports

- **YCD Administrator Report** - sent to Supervisors prior to the meeting.
- **Partner Biologist Report** - White participated throughout the meeting.
- **Army Corps of Engineers** - unable to attend meeting
- **Beartooth RC&D** - no current report
- **DNRC** - CDB report emailed to supervisors
- **Fish, Wildlife & Parks** - Blackburn reported on various projects FWP is working on.
- **NRCS** - Zoe Craft
 - Shared information on upcoming events including Ladies Ag Night and the Soil Health Symposium.
 - Gayle Berry is the new NRCS State Conservationist
 - CSP has gone away from enhancements, focused on practices for this signup
 - Regenerative Pilot Program - work with NRCS staff, partners or TSP to conduct a whole farm assessment.
 - The board will work with Zoe to schedule the Local Work Group meeting in Feb. or March
 - Seanna Torske - reported on personnel changes in the FSA office
- **Yellowstone County**
 - **Yellowstone County Commissioner** - Commissioner White provided an overview of where the county offices will be located: Courts and County attorney's offices will remain in the County Courthouse; with other administrative county offices the County Commissioners are moving to the new Ostlund Administration building. Elections will be relocated to the METRA grounds.
 - As we all know there is an immediate need for a larger jail in Yellowstone County. Currently there are 671 inmates in a jail that has a capacity of 434 inmates. The commissioners are currently working on running two levies. The short term facility works exactly for which it was designed but not to house long term criminals.
 - YCD was invited to tour the current facility to which they readily agreed.
 - **Yellowstone Co. Extension** - Sammartano reported that the office has been moved to 3rd Ave. N. with plenty of room for parking.
 - The Winter Ag series was held Jan. 13 with a very large crowd in attendance
 - Working with YCD on the Pollinator Fair
 - **Yellowstone Co. Floodplain** - Ronni Tallerico unable to attend meeting
 - **Yellowstone Co. Weed Department** - Joe Lockwood unable to attend meeting
- **Unscheduled Matters:**
 - The office received a **framed picture** of the magazine cover Leroy Gabel appeared on. It will be presented to Gabel when he is back in Montana.
 - **Proposed Data Center at Broadview** is a hot topic of discussion around Billings and the surrounding area. Commissioner White stated the County has no land use regulations so the county will not be involved. All agreed development of such a facility brings many challenges but on the positive side will increase taxes collected by the county and will employ dozens of people in an area that does not offer a lot of employment opportunities.
- **Public comments** - none
- **Next YCD Board Meeting** - Due to the YCD Administrator going in for surgery, the next board meeting might be held in February or delayed until March.
- Robinson motion to adjourn the meeting at 2:35 pm

B.O.C.C. Regular

Meeting Date: 02/24/2026

Title: Tax Appeal Board Minutes 2/12/26

Submitted By: Erika Guy

TOPIC:

Tax Appeal Board Minutes 2/12/26

BACKGROUND:

See Attached

RECOMMENDED ACTION:

File

Attachments

Tax Appeal Board Minutes 2/12/26

RECEIVED

JAN 12 2026

A31688
A31689

YELLOWSTONE COUNTY CLERK AND RECORDER
APPEAL TO THE COUNTY TAX APPEAL BOARD

MTAB-401

Complete this document to appeal a property tax classification or assessment set by the Montana Department of Revenue (DOR). This appeal must be filed with the County Clerk and Recorder of the county where the property is located. This appeal will be heard by that County's Tax Appeal Board (CTAB). The County Tax Appeal Board is not part of the Department of Revenue.

FOR COUNTY TAX APPEAL BOARD USE

Docket Number: A-27-25
Date Filed: 1/12/2026
Received by: Erika G.

Only one appeal may be made in each two-year appraisal cycle. The date your appeal is due depends on whether you went through the AB-26 informal review process with DOR.

If you did NOT file an AB-26.	OR	If you went through the AB-26 process.
The County Clerk and Recorder must receive your appeal within 30 days from the date on the DOR's notice of tax classification or assessment.		The County Clerk and Recorder must receive your appeal within 30 days from the date on the final AB-26 decision sent by the Montana Dept. of Revenue.

If your appeal is received late, it will not be considered. If your property taxes are due before the appeal is resolved, you must pay them under protest if you want them refunded to you.

Name	Kent P. Woods			
Taxpayer Name	McDonald Land Holdings LLC			
Property County	Yellowstone County			
Address	5445 King Avenue E and 744 Parkway Ave., Billings, MT			
City	Billings	State	MT	Zip 59101
Email	kent@kwoodslaw.com			
Phone	702-703-1540			

Was an AB-26 Form filed with the Dept. of Revenue?

Select One: No Yes Decision Date: 10/21/25, received 11/6/25

APPEAL TO THE COUNTY TAX APPEAL BOARD

MTAB-401

Legal Description of Property:

Street Address	5445 King Avenue East	No. of Acres	1.27
Lot(s)	2, 3	Section	S08
Block(s)	1	Township	T01 S
Addition / Subdiv.	Parkway Sub	Range	R26 E
City / Town	Billings	GEOCode	03-0927-08-3-03-07-0000

	Dept. of Revenue Valuation	Taxpayer Requested Valuation	CTAB Valuation For CTAB use only.
Land	1,898,631	1,340,000	
Buildings & Improvements			

This section is your opportunity to describe what you think was incorrect about DOR's classification and assessment and to describe what the Board should do to correct it and why. The taxpayer has the burden to show how the DOR incorrectly valued the property.

What was incorrect about DOR's classification or assessment?

(Ex: A similar house in my neighborhood sold for less.)

The valuation relied on improper comparables. This is unimproved real property that has been advertised for lease or sale at prices substantially below the appraised price, without success. Comparables were to developed parcels subject to productive leases

What are you asking for to correct the problem?

(Ex: My home should be valued at \$75,000.)

Valuation should be obtained by applying an average cap rate to the parcel, based on its leased price. Alternatively, a more fair approximation would be a percentage over the prior appraised price of \$1,340,000.

January 2, 2026	
Date	

APPEAL TO THE COUNTY TAX APPEAL BOARD

MTAB-401

Optional: 3rd Party Representation: List below.

I hereby authorize _____ to represent me in this appeal.			
Address			
Email		Phone	
Date	Taxpayer Signature		

Finally, make two copies of this document and:

- Send the original AND one copy to the County Clerk and Recorder.
- Keep one copy for your records.

What Happens Next?

The County Tax Appeal Board will contact you to arrange a hearing with you and the Department of Revenue. After the hearing, the County Tax Appeal Board will provide you with a decision by mail within 3 days.

The following section is for the County Tax Appeal Board to write its decision.

The above application is:	<i>Granted / Denied / <u>Granted in Part</u></i>
For the following reasons:	<i>The Yellowstone County TAB disagreed on the land value based on DOR's comp finding and settled with \$10.75 per sq. foot plus \$115,168.00 for the building and pavement values. Building and pavement values were based on market values.</i>
Date: <u>2.12.26</u>	Chair Signature & County: <i>J.R. Reger</i> J.R. Reger

You may appeal this County Tax Appeal Board decision to the Montana Tax Appeal Board. To do so, complete and submit an Appeal to the Montana Tax Appeal Board (form MTAB-801), available at www.mtab.mt.gov.

The Montana Tax Appeal Board must receive your appeal within 30 days from when you received the County Tax Appeal Board decision, or your appeal will not be accepted.

B.O.C.C. Regular

Meeting Date: 02/24/2026

Title: Detailed Cash Investment Report

Submitted By: Teri Reitz, Board Clerk

TOPIC:

Detailed Cash Investment Report - January 2026

BACKGROUND:

See attached.

RECOMMENDED ACTION:

Place to file.

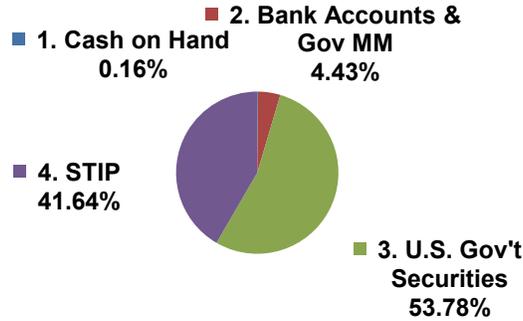
Attachments

January Detailed Cash Investment Report

**YELLOWSTONE COUNTY INVESTMENT POOL
 DETAILED CASH INVESTMENT REPORT
 January, 2026**

MONTH-END PORTFOLIO MIX

Investment Pool



INVESTMENT TYPE	AMOUNT	%	INTEREST RATE
1. Cash on Hand	489,274.72	0.16%	N/A
2. Bank Accounts & Gov MM	13,287,841.02	4.43%	Varies
3. U.S. Gov't Securities	161,444,133.91	53.78%	.75 - 5.1%
4. STIP	125,000,000.00	41.64%	3.964%
TOTAL	300,221,249.65	100.00%	

	# OF DAYS	INTEREST EARNED	AVERAGE INVESTABLE CASH	YIELD
July-25	31	1,065,199	349,258,352	3.59%
August-25	31	942,302	320,615,063	3.46%
September-25	30	939,027	303,721,259	3.76%
October-25	31	824,497	262,725,820	3.70%
November-25	30	820,551	281,544,160	3.55%
December-25	31	741,117	339,992,735	2.57%
January-26	31	1,396,422	337,356,387	4.87%
February-26	28	0	0	#DIV/0!
March-26	31	0	0	#DIV/0!
April-26	30	0	0	#DIV/0!
May-26	31	0	0	#DIV/0!
June-26	30	0	0	#DIV/0!
TOTAL Y-T-D	365	6,729,114	184,839,347	3.64% YTD AVE

YELLOWSTONE COUNTY INVESTMENT POOL
INVESTMENT NARRATIVE
January, 2026

MARKET TREND

A comparison of Treasury yields the from prior month and prior year:

	<u>01/31/26</u>	<u>12/31/25</u>	<u>YIELD</u> <u>CHANGE</u>	<u>Last year</u> <u>1/31/2025</u>
90 day	3.67	3.67	0.00	4.31
1 year	3.48	3.48	0.00	4.17
2 year	3.52	3.47	0.05	4.22
3 year	3.60	3.55	0.05	4.27
5 year	3.79	3.73	0.06	4.36

MARKET CONDITIONS

Rates held steady this month.

INVESTMENT ACTIVITY

The pool had two investments mature with very low yield and one was purchased as replacement.

Respectfully submitted,

Jen Jones
Yellowstone County Finance Director

**YELLOWSTONE COUNTY INVESTMENT POOL
INVESTMENT DETAIL
January, 2026**

INVESTMENT TYPE	DEPOSITORY FINANCIAL INSTITUTION	INVESTMENT DATE	TERM	MATURITY DATE	FACE/ PRINCIPAL AMOUNT	UNAMORTIZED PREMIUM/ (DISCOUNT)	ACCRUED INTEREST	INVESTMENT BALANCE	YIELD/ EFFECTIVE RATE	PURCHASE PRICE	COUPON RATE	COUPON DATES	INTEREST COLLECTIONS	Notes	Ref. #
FHLMC	D.A. DAVIDSON	01/05/21	5 Yrs	01/05/26	0.00	0.00	0.00	0.00	0.550%	100.000000	0.550%	JAN/JULY	8,250.00	(b)	3134GXJX3
FHLB	D.A. DAVIDSON	07/22/21	4.5 Yrs	01/22/26	0.00	0.00	0.00	0.00	1.000%	100.000000	1.000%	JAN/JULY	15,000.00	(b)	3130AN3T5
FHLB	D.A. DAVIDSON	02/24/21	5 Yrs	02/24/26	3,000,000.00	0.00	0.00	3,000,000.00	0.750%	100.000000	0.750%	FEB/AUG		(b)	3130ALCV4
FHLB	BUCHANAN CAP	05/18/21	5 Yrs	05/18/26	3,000,000.00	0.00	0.00	3,000,000.00	3.000%	100.000000	3.000%	MAY/NOV		1(b)	3130AMAW2
FHLB	D.A. DAVIDSON	05/27/21	5 Yrs	05/27/26	3,000,000.00	0.00	0.00	3,000,000.00	1.750%	100.000000	1.750%	MAY/NOV		2(b)	3130AMG22
FHLB	BUCHANAN CAP	07/15/21	5 Yrs	07/15/26	3,000,000.00	0.00	0.00	3,000,000.00	2.500%	100.000000	2.500%	QTRLY	15,000.28	4(b)	3130AMZS4
FFC	BUCHANAN CAP	09/01/23	3 Yrs	09/01/26	7,000,000.00	(5,326.09)	0.00	6,994,673.91	4.750%	0.999239	4.750%	MAR/SEPT		(f)	3133EPUW3
FFC	D.A. DAVIDSON	10/27/25	1 Yrs	10/27/26	4,000,000.00	0.00	0.00	4,000,000.00	3.500%	1.000000	3.500%	APR/OCT		(f)	3133ETL62
FFC	D.A. DAVIDSON	12/07/23	3 Yrs	12/07/26	5,000,000.00	(1,400.00)	0.00	4,998,600.00	4.385%	0.999720	4.375%	JUNE/DEC		(f)	3133EPK79
FHLB	D.A. DAVIDSON	03/10/22	5 Yrs	03/10/27	4,000,000.00	0.00	0.00	4,000,000.00	3.000%	100.000000	3.000%	MAR/SEPT		6(b)	3130AR3M1
FFC	D.A. DAVIDSON	07/23/24	3 Yrs	07/23/27	3,000,000.00	0.00	0.00	3,000,000.00	4.250%	100.000000	4.250%	JAN/JULY	63,750.00	(f)	3133ERMB4
FFC	BUCHANAN CAP	11/15/23	4 Yrs	11/15/27	5,000,000.00	(11,000.00)	0.00	4,989,000.00	4.686%	0.997800	4.625%	MAY/NOV		(f)	3133EPC60
FFC	D.A. DAVIDSON	12/09/25	2 Yrs	12/09/27	3,000,000.00	0.00	0.00	3,000,000.00	3.500%	100.000000	3.500%	JUNE/DEC		(f)	3133ET3GO
FNMA	D.A. DAVIDSON	12/12/23	4 Yrs	12/28/27	6,000,000.00	(395,740.00)	0.00	5,604,260.00	4.550%	0.934043	0.950%	JUNE/DEC		(d)	3135GA7GO
FFC	D.A. DAVIDSON	04/12/24	4 Yrs	04/12/28	4,000,000.00	(21,680.00)	0.00	3,978,320.00	4.650%	0.994580	4.500%	APR/OCT		(f)	3133ERAX9
FHLMC	BUCHANAN CAP	11/06/25	3 Yrs	11/06/28	3,000,000.00	0.00	0.00	3,000,000.00	3.800%	100.000000	3.800%	MAY/NOV		28	3134HB3W9
FFC	D.A. DAVIDSON	11/13/23	5 Yrs	11/13/28	5,000,000.00	0.00	0.00	5,000,000.00	4.625%	100.000000	4.625%	MAY/NOV		(f)	3133EPC45
FFC	D.A. DAVIDSON	11/24/25	3 Yrs	11/24/28	3,000,000.00	0.00	0.00	3,000,000.00	3.870%	100.000000	3.870%	MAY/NOV		(h)	3133ETZ34
FFC	D.A. DAVIDSON	12/15/23	5 Yrs	12/15/28	3,000,000.00	(4,020.00)	0.00	2,995,980.00	4.275%	0.998660	4.250%	JUNE/DEC		(f)	3133EPN50
FHLB	BUCHANAN CAP	03/15/24	5 Yrs	03/13/29	3,000,000.00	(1,950.00)	0.00	2,998,050.00	5.010%	0.999350	5.000%	MAR/SEPT		(h)	3130BOJA8
FHLB	BUCHANAN CAP	04/30/24	5 Yrs	04/26/29	3,000,000.00	0.00	0.00	3,000,000.00	5.100%	100.000000	5.100%	APR/OCT		(a)	3130B16G7
FFC	BUCHANAN CAP	04/30/24	5 Yrs	04/30/29	3,000,000.00	0.00	0.00	3,000,000.00	4.750%	100.000000	4.750%	APR/OCT		16(f)	3133ERDH1
FNMA	D.A. DAVIDSON	04/07/25	4.5 Yrs	08/22/29	4,000,000.00	(24,000.00)	0.00	3,976,000.00	4.125%	100.000000	4.000%	FEB/AUG		18	3135GAUB5
FFC	D.A. DAVIDSON	08/27/25	4 Yrs	08/27/29	4,000,000.00	0.00	0.00	4,000,000.00	4.000%	100.000000	4.000%	FEB/AUG		22	3133ETVC8
FHLMC	D.A. DAVIDSON	09/06/24	5 Yrs	09/06/29	4,000,000.00	(32,000.00)	0.00	3,968,000.00	4.180%	0.992000	4.000%	MAR/SEPT		7	3134HAJF1
FHLB	BUCHANAN CAP	09/12/24	5 Yrs	09/12/29	2,500,000.00	0.00	0.00	2,500,000.00	4.010%	100.000000	4.010%	MAR/SEPT		9	3130B2NT8
FHLB	D.A. DAVIDSON	09/26/24	5 Yrs	09/12/29	3,000,000.00	0.00	0.00	3,000,000.00	3.750%	100.000000	3.750%	MAR/SEPT		11	3130B2V77
FFC	RBC	09/24/25	4 Yrs	09/24/29	3,000,000.00	0.00	0.00	3,000,000.00	3.900%	100.000000	3.900%	MAR/SEPT		(h)	3133ETYX9
FHLB	D.A. DAVIDSON	09/25/24	5 Yrs	09/25/29	5,000,000.00	0.00	0.00	5,000,000.00	3.875%	100.000000	3.875%	MAR/SEPT		12	3130B2T21
FHLB	D.A. DAVIDSON	09/27/24	5 Yrs	09/27/29	6,000,000.00	0.00	0.00	6,000,000.00	3.650%	100.000000	3.650%	MAR/SEPT		13	3130B2U45
FHLB	D.A. DAVIDSON	10/04/24	5 Yrs	10/02/29	3,500,000.00	0.00	0.00	3,500,000.00	4.000%	100.000000	4.000%	APR/OCT		14	3130B32X0
FHLMC	D.A. DAVIDSON	10/03/24	5 Yrs	10/03/29	4,000,000.00	(20,000.00)	0.00	3,980,000.00	4.110%	0.995000	4.000%	APR/OCT		15	3134HAPX5
FHLMC	D.A. DAVIDSON	04/16/25	4.5 Yrs	10/10/29	3,000,000.00	(30,000.00)	0.00	2,970,000.00	4.270%	0.990000	4.030%	APR/OCT		19	3134HAPK3
FNMA	D.A. DAVIDSON	10/15/25	4 Yrs	10/15/29	3,000,000.00	0.00	0.00	3,000,000.00	4.000%	100.000000	4.000%	APR/OCT		26	3136GAXC8
FHLB	D.A. DAVIDSON	02/27/25	5 Yrs	02/27/30	4,000,000.00	0.00	0.00	4,000,000.00	5.000%	100.000000	5.000%	FEB/AUG		(l)	3130B55H7
FHLB	D.A. DAVIDSON	04/10/25	5 Yrs	04/10/30	4,000,000.00	0.00	0.00	4,000,000.00	4.550%	100.000000	4.550%	APR/OCT		17	3130B5SW9
FFC	RBC	05/06/25	5 Yrs	05/06/30	3,000,000.00	0.00	0.00	3,000,000.00	4.430%	100.000000	4.430%	MAY/NOV		17	3133ETFU6
FNMA	D.A. DAVIDSON	09/18/25	4.75 Yrs	06/18/30	3,000,000.00	0.00	0.00	3,000,000.00	4.000%	100.000000	4.000%	MAR/SEPT		24	3136GAT74
FHLB	D.A. DAVIDSON	07/14/25	5 Yrs	07/11/30	3,500,000.00	0.00	0.00	3,500,000.00	4.200%	100.000000	4.200%	JAN/JULY	72,275.00	14	3130B6Z82
FHLMC	D.A. DAVIDSON	09/10/25	5 Yrs	09/10/30	4,000,000.00	0.00	0.00	4,000,000.00	4.300%	100.000000	4.300%	MAR/SEPT		23 (d)	3136GAR76
FHLB	D.A. DAVIDSON	09/23/25	5 Yrs	09/11/30	3,000,000.00	0.00	0.00	3,000,000.00	4.000%	100.000000	4.000%	MAR/SEPT		26	3130B7UA0
FNMA	BUCHANAN CAP	09/18/25	5 Yrs	09/18/30	3,000,000.00	0.00	0.00	3,000,000.00	3.875%	100.000000	3.875%	MAR/SEPT		25	3136GATA7
FNMA	D.A. DAVIDSON	10/07/25	5 Yrs	10/07/30	3,000,000.00	0.00	0.00	3,000,000.00	4.000%	100.000000	4.000%	APR/OCT		27	3136GAWH8
FHLB	D.A. DAVIDSON	10/07/25	5 Yrs	10/07/30	3,000,000.00	0.00	0.00	3,000,000.00	4.000%	100.000000	4.000%	APR/OCT		26	3130B7ZA5
FHLB	D.A. DAVIDSON	11/05/25	5 Yrs	11/06/30	3,500,000.00	(8,750.00)	0.00	3,491,250.00	3.930%	0.997500	3.875%	MAY/NOV		23	3136GC2Q7
FNMA	D.A. DAVIDSON	01/14/26	5 Yrs	01/14/31	4,000,000.00	0.00	0.00	4,000,000.00	3.875%	100.000000	3.875%	JAN/JULY		29	3136GCEL59
STIP	STATE OF MONTANA		VAR		125,000,000.00			125,000,000.00	3.964%				506,920.56		
GOV MM/ BANK ACCOUNTS			DAILY		13,287,841.02			13,287,841.02	Varies				80,005.77		
													(11,361.83)	Fees-WFB-Curr Mo	

**YELLOWSTONE COUNTY INVESTMENT POOL
INVESTMENT DETAIL
January, 2026**

INVESTMENT TYPE	DEPOSITORY FINANCIAL INSTITUTION	INVESTMENT DATE	TERM	MATURITY DATE	FACE/ PRINCIPAL AMOUNT	UNAMORTIZED PREMIUM/ (DISCOUNT)	ACCRUED INTEREST	INVESTMENT BALANCE	YIELD/ EFFECTIVE RATE	PURCHASE PRICE	COUPON RATE	COUPON DATES	INTEREST COLLECTIONS	Notes	Ref. #
CASH ON HAND					489,274.72			489,274.72	N/A						
	TOTAL INVESTABLE CASH:				300,777,115.74	(555,866.09)	0.00	300,221,249.65					749,839.78	Ties to Treas Report Col O	
							cross foot	300,221,249.65					749,839.78		749,839.78
								0.00							0.00
							From daily activit	300,221,249.65	Col K						
								0.00							

Call feature: a) one-time b) quarterly c) monthly d) semi-annual e) annual f) non-callable g) one quarterly call and then continuous h) one annual call and then continuous i) 9 month no call then quarterly j) 1.5 yr no call then quarterly k) 2 year no call then continuous l) one year no call then annual

	0.54	161,444,133.91
	0.42	125,000,000.00
	0.05	13,777,115.74
	1.00	300,221,249.65

- Note 1 - STEP at .625% until 5/18/23, .75% to 11/18/23, 1.00% to 5/18/24, 1.25% to 11/18/24, 1.50% to 5/18/25, 2.00% to 11/18/25, 3.00% to 5/18/26 YTM 1.189%
- Note 2 - STEP at .50% until 11/27/21, .60% to 5/27/22, .70% to 11/27/22, .80% to 5/27/23, .90% to 11/27/23, 1.00% to 5/27/24, 1.25% to 11/27/24, 1.50% to 5/27/25, 1.75% to 11/27/25, 2.00% to 5/27/26 YTM 1.093%
- Note 4 - STEP at .50% until 10/15/21, increasing by 5 bp each quarter until 4/15/24, then going to 1.125 to 7/15/24, 1.25% to 10/15/24, to 1.375% to 1/15/24-increasing by .125% until 10/15/25, to 2.00% until 1/15/26, 2.50% to 4/15/26 and 3.00 to 7/15/26 YTM 1.20%
- Note 6 - STEP at 2.00% until 3/10/24, 2.50% to 3/10/25, 3.00% to 3/10/26, 4% to 9/10/26, 6.00% to 3/10/27 YTM 2.859%
- Note 7 - No call until 3/6/25, then quarterly thereafter until maturity.
- Note 8 - No call 6 months, then continuous.
- Note 9 - one-time call only on 3/12/26.
- Note 10 - one-time call only on 9/12/25.
- Note 11 - one-time call only on 3/12/27.
- Note 12 - No call 2 years, then quarterly until maturity.
- Note 13 - one-time call only on 9/27/27.
- Note 14 - No call 6 months, then quarterly.
- Note 15 - No call 3 months, then quarterly.
- Note 16 - this was purchased at a slight premium of \$8,970.00. To follow both conservatism and materiality under GAAP, the County has chosen to recognize the entire premium in this first interest payment, and set the yield to the coupon rate.
- Note 18- No call 4 months, then quarterly
- Note 19- No call 1 year, then quarterly
- Note 20- No call 3 months, then monthly
- Note 21- continuous call
- Note 22- No call 2 years, then anytime.
- Note 23- No call 6 months, then semi-annually
- Note 24- No call 9 months, then annual
- Note 25- One-time call 9.18.26
- Note 26- No call 1 year, then annual
- Note 27- No call 1 year, then 10/7/26 and 10/27/27 only
- Note 28- One-time call 8.6.26
- Note 29- No call 2 years, then semi-annually

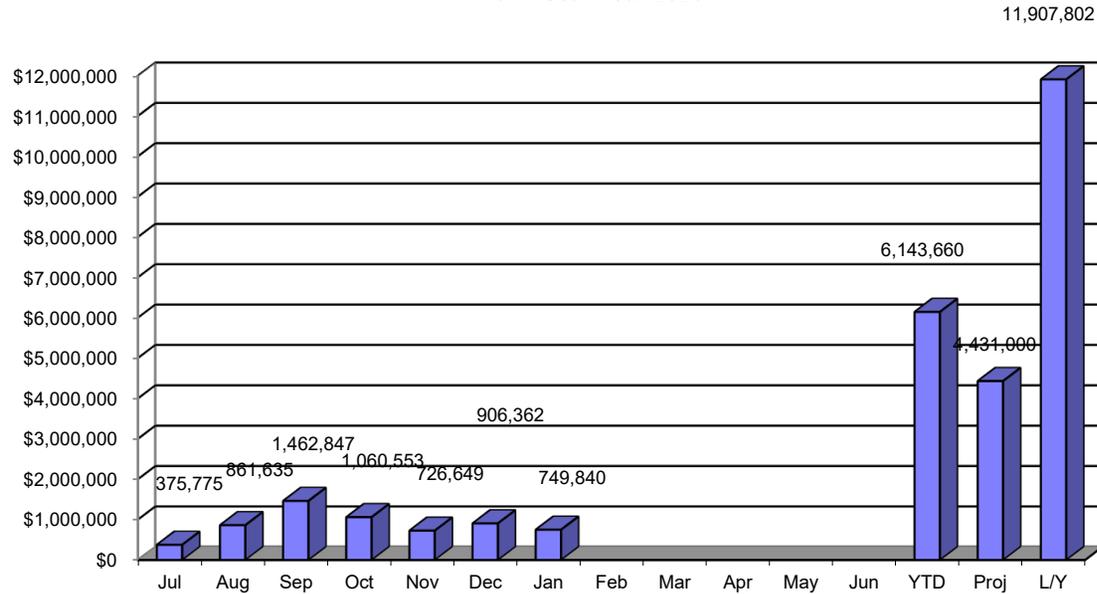
Note on Agencies purchased at a discount.
 Yellowstone County maintains the practice of utilizing an effective rate on these types of purchases that excludes the discount amount paid at maturity. This is due to materiality and a more accurate recognition of accrued interest in periods before maturity date. The only exception to this practice will be for the FNMA due 12/28/27, which includes a material discount of \$791,340 at the time of purchase. This balance will be captured in proportionate share every 6 months to match interest payments, until maturity. This purchase allows the pool to gain an effective yield of 4.56% vs. the stated rate on the agency of .95%.

YELLOWSTONE COUNTY INVESTMENT POOL

January, 2026

INTEREST COLLECTIONS

For Fiscal Year 2026



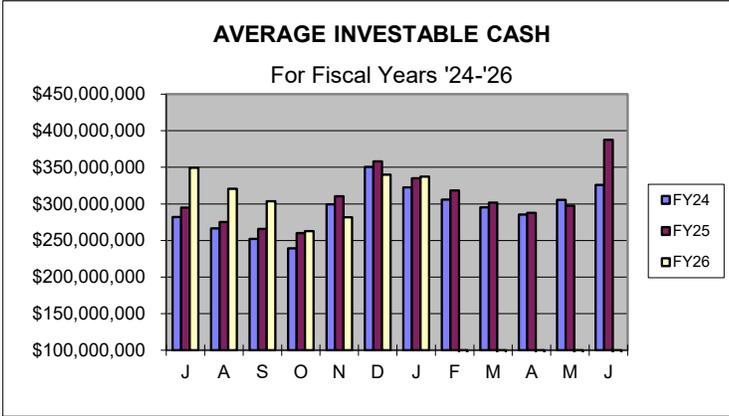
Jul	375,774.83
Aug	861,634.64
Sep	1,462,847.27
Oct	1,060,552.50
Nov	726,649.46
Dec	906,361.88
Jan	749,839.78
Feb	
Mar	
Apr	
May	
Jun	
YTD	6,143,660.36
Proj	4,431,000
L/Y	11,907,802

**YELLOWSTONE COUNTY INVESTMENT POOL
INTEREST EARNINGS COMPUTATION (3 YR REVIEW)
January, 2026**

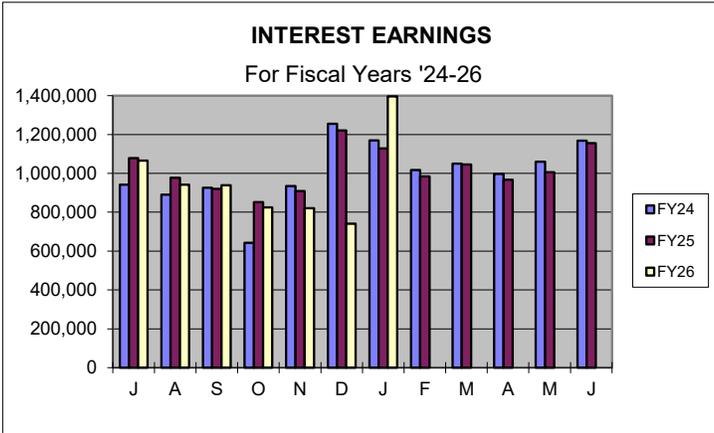
<u>MO</u>	<u>YR</u>	<u>Days in Month</u>	<u>ACCR INT Beg of Month</u>	<u>ACCR INT End of Month</u>	<u>CHANGE</u>	<u>INTEREST COLLECTED</u>	<u>INTEREST EARNED</u>	<u>DAILY CASH BALANCE</u>	<u>AVE RATE OF RETURN</u>
7	23	31	805,282	1,532,061	726,779	214,248	941,027	281,913,169	3.93%
8	23	31	1,532,061	1,344,608	(187,453)	1,077,818	890,365	266,625,901	3.93%
9	23	30	1,344,608	1,380,522	35,914	890,673	926,587	252,288,462	4.47%
10	23	31	1,380,522	1,435,671	55,149	586,797	641,946	239,467,106	3.16%
11	23	30	1,435,671	1,959,761	524,090	410,594	934,684	299,482,374	3.80%
12	23	31	1,959,761	2,103,465	143,704	1,111,911	1,255,615	350,553,325	4.22%
1	24	31	2,103,465	2,406,668	303,203	866,905	1,170,108	322,399,420	4.27%
2	24	29	2,406,668	2,173,492	(233,176)	1,250,497	1,017,321	305,883,826	4.19%
3	24	31	2,173,492	1,954,243	(219,249)	1,269,440	1,050,191	295,362,747	4.19%
4	24	30	1,954,243	2,064,982	110,739	886,080	996,819	285,536,194	4.25%
5	24	31	2,064,982	2,112,045	47,063	1,012,620	1,059,683	305,671,912	4.08%
6	24	30	2,112,045	1,451,792	(660,253)	1,828,756	1,168,503	325,892,052	4.36%
FY24		366				11,406,339	12,052,849	294,256,374	4.10%
7	24	31	1,451,792	2,178,906	727,114	351,878	1,078,992	294,837,015	4.31%
8	24	31	2,178,906	2,485,825	306,919	670,249	977,168	275,119,850	4.18%
9	24	30	2,485,825	1,959,347	(526,478)	1,446,682	920,204	265,892,311	4.21%
10	24	31	1,959,347	1,627,201	(332,146)	1,183,471	851,325	260,017,454	3.85%
11	24	30	1,627,201	1,853,966	226,765	681,797	908,562	310,527,407	3.56%
12	24	31	1,853,966	2,300,683	446,717	774,652	1,221,369	358,211,822	4.01%
1	25	31	2,300,683	2,515,616	214,933	913,590	1,128,523	334,924,682	3.97%
2	25	28	2,515,616	2,538,941	23,325	961,242	984,567	318,405,255	4.03%
3	25	31	2,538,941	2,014,020	(524,921)	1,570,798	1,045,877	301,894,966	4.08%
4	25	30	2,014,020	1,743,798	(270,222)	1,237,037	966,815	287,785,926	4.09%
5	25	31	1,743,798	1,868,899	125,101	881,308	1,006,409	297,512,425	3.98%
6	25	30	1,868,899	1,789,617	(79,282)	1,235,098	1,155,816	387,767,863	3.63%
FY25		365				11,907,802	12,245,627	307,741,415	3.98%
7	25	31	1,789,617	2,479,041	689,424	375,775	1,065,199	349,258,352	3.59%
8	25	31	2,479,041	2,559,708	80,667	861,635	942,302	320,615,063	3.46%
9	25	30	2,559,708	2,035,888	(523,820)	1,462,847	939,027	303,721,259	3.76%
10	25	31	2,035,888	1,799,832	(236,056)	1,060,553	824,497	262,725,820	3.70%
11	25	30	1,799,832	1,893,434	93,602	726,949	820,551	281,544,160	3.55%
12	25	31	1,893,434	1,728,189	(165,245)	906,362	741,117	339,992,735	2.57%
1	26	31	1,728,189	2,374,771	646,582	749,840	1,396,422	337,356,387	4.87%
2	26	28	2,374,771		(2,374,771)		(2,374,771)		#DIV/0!
3	26	31	0		0		0		#DIV/0!
4	26	30	0		0		0		#DIV/0!
5	26	31	0		0		0		#DIV/0!
6	26	30	0		0		0		#DIV/0!
FY26		365				6,143,960	4,354,343	313,601,968	1.39%

YELLOWSTONE COUNTY INVESTMENT POOL COMPARISON GRAPHS (3 YR REVIEW)

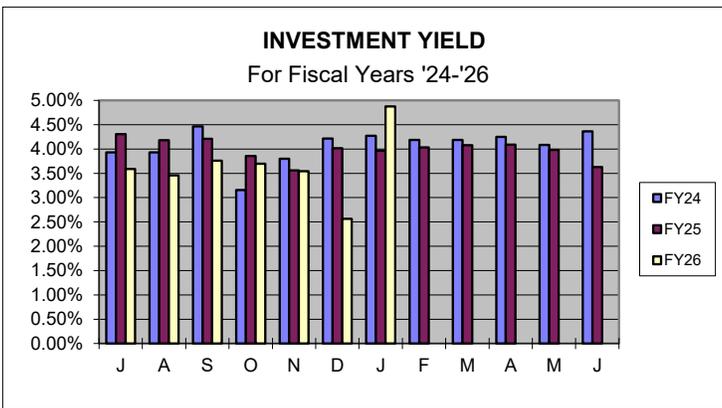
January, 2026



	FY24	FY25	FY26
J	281,913,169	294,837,015	349,258,352
A	266,625,901	275,119,850	320,615,063
S	252,288,462	265,892,311	303,721,259
O	239,467,106	260,017,454	262,725,820
N	299,482,374	310,527,407	281,544,160
D	350,553,325	358,211,822	339,992,735
J	322,399,420	334,924,682	337,356,387
F	305,883,826	318,405,255	0
M	295,362,747	301,894,966	0
A	285,536,194	287,785,926	0
M	305,671,912	297,512,425	0
J	325,892,052	387,767,863	0



	FY24	FY25	FY26
J	941,027	1,078,992	1,065,199
A	890,365	977,168	942,302
S	926,587	920,204	939,027
O	641,946	851,325	824,497
N	934,684	908,562	820,551
D	1,255,615	1,221,369	741,117
J	1,170,108	1,128,523	1,396,422
F	1,017,321	984,567	0
M	1,050,191	1,045,877	0
A	996,819	966,815	0
M	1,059,683	1,006,409	0
J	1,168,503	1,155,816	0
Total	12,052,849	12,245,627	6,729,115



	FY24	FY25	FY26
J	3.93%	4.31%	3.59%
A	3.93%	4.18%	3.46%
S	4.47%	4.21%	3.76%
O	3.16%	3.85%	3.70%
N	3.80%	3.56%	3.55%
D	4.22%	4.01%	2.57%
J	4.27%	3.97%	4.87%
F	4.19%	4.03%	#DIV/0!
M	4.19%	4.08%	#DIV/0!
A	4.25%	4.09%	#DIV/0!
M	4.08%	3.98%	#DIV/0!
J	4.36%	3.63%	#DIV/0!

**YELLOWSTONE COUNTY INVESTMENT POOL
STIP INVESTMENTS & SD7 Segregated Bond Proceeds Account**

January, 2026

Date	Activity POOL	Activity SD7-Laurel ELEM	Activity	Activity	Activity	Activity	NOTE 1 Fund 7775				Combined Investment Value	Daily Net Yield	Interest POOL	Interest SD7	TOTAL INTEREST EARNED				
							Balance	Seq	Acct-Non	STIP						POOL	SD7-Laurel ELEM		
Beg																			
Bal							154,000,000.00	0.00	0.00	0.00	0.00	154,000,000.00							
1							154,000,000.00	0.00	0.00	0.00	0.00	154,000,000.00	4.0017914	16,884.27	0.00 0.00 0.00 0.00 16,884.27				
2							154,000,000.00	0.00	0.00	0.00	0.00	154,000,000.00	3.9768491	16,779.03	0.00 0.00 0.00 0.00 16,779.03				
3							154,000,000.00	0.00	0.00	0.00	0.00	154,000,000.00	3.9768491	16,779.03	0.00 0.00 0.00 0.00 16,779.03				
4							154,000,000.00	0.00	0.00	0.00	0.00	154,000,000.00	3.9768491	16,779.03	0.00 0.00 0.00 0.00 16,779.03				
5							154,000,000.00	0.00	0.00	0.00	0.00	154,000,000.00	4.1422964	17,477.09	0.00 0.00 0.00 0.00 17,477.09				
6	(3,000,000.00)						151,000,000.00	0.00	0.00	0.00	0.00	151,000,000.00	4.0901754	16,921.00	0.00 0.00 0.00 0.00 16,921.00				
7							151,000,000.00	0.00	0.00	0.00	0.00	151,000,000.00	3.9850607	16,486.14	0.00 0.00 0.00 0.00 16,486.14				
8	(8,000,000.00)						143,000,000.00	0.00	0.00	0.00	0.00	143,000,000.00	3.9642543	15,531.19	0.00 0.00 0.00 0.00 15,531.19				
9	(3,000,000.00)						140,000,000.00	0.00	0.00	0.00	0.00	140,000,000.00	3.9611468	15,193.44	0.00 0.00 0.00 0.00 15,193.44				
10							140,000,000.00	0.00	0.00	0.00	0.00	140,000,000.00	3.9611468	15,193.44	0.00 0.00 0.00 0.00 15,193.44				
11							140,000,000.00	0.00	0.00	0.00	0.00	140,000,000.00	3.9611468	15,193.44	0.00 0.00 0.00 0.00 15,193.44				
12	(3,000,000.00)						137,000,000.00	0.00	0.00	0.00	0.00	137,000,000.00	3.9569218	14,852.01	0.00 0.00 0.00 0.00 14,852.01				
13							137,000,000.00	0.00	0.00	0.00	0.00	137,000,000.00	4.0933041	15,363.91	0.00 0.00 0.00 0.00 15,363.91				
14	(4,000,000.00)						133,000,000.00	0.00	0.00	0.00	0.00	133,000,000.00	3.9576278	14,420.95	0.00 0.00 0.00 0.00 14,420.95				
15							133,000,000.00	0.00	0.00	0.00	0.00	133,000,000.00	3.9918346	14,545.59	0.00 0.00 0.00 0.00 14,545.59				
16	(9,000,000.00)						124,000,000.00	0.00	0.00	0.00	0.00	124,000,000.00	3.9340258	13,364.91	0.00 0.00 0.00 0.00 13,364.91				
17							124,000,000.00	0.00	0.00	0.00	0.00	124,000,000.00	3.9340258	13,364.91	0.00 0.00 0.00 0.00 13,364.91				
18							124,000,000.00	0.00	0.00	0.00	0.00	124,000,000.00	3.9340258	13,364.91	0.00 0.00 0.00 0.00 13,364.91				
19							124,000,000.00	0.00	0.00	0.00	0.00	124,000,000.00	3.9340258	13,364.91	0.00 0.00 0.00 0.00 13,364.91				
20	(4,000,000.00)						120,000,000.00	0.00	0.00	0.00	0.00	120,000,000.00	3.9526712	12,995.08	0.00 0.00 0.00 0.00 12,995.08				
21							120,000,000.00	0.00	0.00	0.00	0.00	120,000,000.00	4.1465700	13,632.56	0.00 0.00 0.00 0.00 13,632.56				
22	(3,000,000.00)						117,000,000.00	0.00	0.00	0.00	0.00	117,000,000.00	3.9363408	12,617.86	0.00 0.00 0.00 0.00 12,617.86				
23							117,000,000.00	0.00	0.00	0.00	0.00	117,000,000.00	3.9306871	12,599.74	0.00 0.00 0.00 0.00 12,599.74				
24							117,000,000.00	0.00	0.00	0.00	0.00	117,000,000.00	3.9306871	12,599.74	0.00 0.00 0.00 0.00 12,599.74				
25							117,000,000.00	0.00	0.00	0.00	0.00	117,000,000.00	3.9306871	12,599.74	0.00 0.00 0.00 0.00 12,599.74				
26							117,000,000.00	0.00	0.00	0.00	0.00	117,000,000.00	3.9240373	12,578.42	0.00 0.00 0.00 0.00 12,578.42				
27							117,000,000.00	0.00	0.00	0.00	0.00	117,000,000.00	4.0409842	12,953.29	0.00 0.00 0.00 0.00 12,953.29				
28							117,000,000.00	0.00	0.00	0.00	0.00	117,000,000.00	3.9045055	12,515.81	0.00 0.00 0.00 0.00 12,515.81				
29	8,000,000.00						125,000,000.00	0.00	0.00	0.00	0.00	125,000,000.00	3.9244561	13,439.92	0.00 0.00 0.00 0.00 13,439.92				
30							125,000,000.00	0.00	0.00	0.00	0.00	125,000,000.00	3.7698110	12,910.31	0.00 0.00 0.00 0.00 12,910.31				
31								0.00	0.00	0.00	0.00	0.00			0.00 0.00 0.00 0.00 0.00				
							(29,000,000.00)	0.00	0.00	0.00	0.00	0.00	125,000,000.00		433,301.67	0.00 0.00 0.00 0.00 0.00 433,301.67			
							(29,000,000.00)	133,354,838.71	NOTE 1										
Pooled Interest Activity							154,000,000.00						100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
							125,000,000.00												
446,435.19 INTEREST ACCRUED @ EOM													446,435.19	0.00	0.00	0.00	0.00	0.00	446,435.19 Actual-rounding
(506,920.56) INTEREST RECEIPTED CURR MONTH													506,920.56	0.00	0.00	0.00	0.00	0.00	506,920.56 Actually received
506,920.56 INTEREST ACCRUED @ PRIOR EOM																			
<u>446,435.19</u> INTEREST EARNED THROUGH EOM-NOT COLLECTED (POOLED ONLY)																			
NOTE: Yield for STIP for Nov 2025 -																			4.214%
NOTE: Yield for STIP for Dec 2025 -																			4.087%
NOTE: Yield for STIP for Jan 2026 -																			3.964%
NOTE: Yield for STIP for FY23 -																			3.712%
NOTE: Yield for STIP for FY24 -																			5.386%
NOTE: Yield for STIP for FY25 -																			4.715%

**YELLOWSTONE COUNTY
NONPOOLED (SEPARATE) INVESTMENTS - SD#2 (DEBT SERVICE SINKING FUND & RESERVED)
January, 2026**

INVESTMENT TYPE	DEPOSITORY FINANCIAL INSTITUTION	INVESTMENT DATE	TERM	MATURITY DATE	FACE/ PRINCIPAL AMOUNT	AMORTIZED PREMIUM/ DISCOUNT	ACCRUED INTEREST	INVESTMENT BALANCE	YIELD/ EFFECTIVE RATE	PURCHASE PRICE	COUPON RATE	COUPON DATES	INTEREST COLLECTIONS	Notes
RESERVED FOR DEBT SERVICE SINKING FUND														
CDARS	WSB-HS QSCB Series 2010	06/12/25	1 yr	06/11/26	6,630,864.86	0.00	0.00	6,630,864.86	3.000%	100.000000	3.000%	ANNUAL		High
CDARS	WSB-EI QSCB Series 2010A	06/12/25	1 yr	06/11/26	2,116,977.96	0.00	0.00	2,116,977.96	3.000%	100.000000	3.000%	ANNUAL		Elem
CDARS	WSB-EIQZAB Series 2010B	06/12/25	1 yr	06/11/26	1,749,568.56	0.00	0.00	1,749,568.56	3.000%	100.000000	3.000%	ANNUAL		Elem
CDARS	WSB-HS QECCB Series 2012	06/12/25	1 yr	06/11/26	2,456,394.26	0.00	0.00	2,456,394.26	3.000%	100.000000	3.000%	ANNUAL		High
CDARS	WSB-QZAB Series 2012A	06/12/25	1 yr	06/11/26	2,950,272.48	0.00	0.00	2,950,272.48	3.000%	100.000000	3.000%	ANNUAL		Elem
CDARS	WSB-QECB Series 2012C	06/12/25	1 yr	06/11/26	2,959,046.61	0.00	0.00	2,959,046.61	3.000%	100.000000	3.000%	ANNUAL		Elem
SUBTOTAL - SEPARATE INVESTMENTS -DEBT SERVICE					18,863,124.73	0.00	0.00	18,863,124.73						
BOND SALE PROCEEDS														
					0.00	0.00	0.00	0.00						Daily
TOTAL INVESTABLE CASH:					18,863,124.73	0.00	0.00	18,863,124.73						
								18,863,124.73						cross foot
								0.00						
								18,863,124.73						Daily Activity
								0.00						
								9,775,865.61						Elem
								9,087,259.12						HS
								<u>18,863,124.73</u>						Total

Debt Service Sinking Fund rates and maturities confirmed by B. Solberg at Western Security Bank

**YELLOWSTONE COUNTY
NONPOOLED (SEPARATE) INVESTMENTS - SD#24 (DEBT SERVICE SINKING FUND & RESERVED)
January, 2026**

INVESTMENT TYPE	DEPOSITORY FINANCIAL INSTITUTION	INVESTMENT DATE	TERM	MATURITY DATE	FACE/ PRINCIPAL AMOUNT	AMORTIZED PREMIUM/ DISCOUNT	ACCRUED INTEREST	INVESTMENT BALANCE	YIELD/ EFFECTIVE RATE	PURCHASE PRICE	COUPON RATE	COUPON DATES	INTEREST COLLECTIONS	Notes
INVESTMENTS - SD#24 (RESERVED)														
					0.00	0.00	0.00	0.00						
INVESTMENTS - SD#24 (DEBT SERVICE SINKING FUND)														
CDARS	WESTERN SEC. BANK	06/12/25	1 year	06/11/26	9,174,201.68	0.00	0.00	9,174,201.68	3.000%	100.000000	3.000%	ANNUAL		(1)
SUBTOTAL - SEPARATE INVESTMENTS					9,174,201.68	0.00	0.00	9,174,201.68						
TOTAL INVESTABLE CASH:					9,174,201.68	0.00	0.00	9,174,201.68						
								9,174,201.68						cross foot
								0.00						
								9,174,201.68						Daily Activity
								0.00						

Note1: Sinking fund for debt service. Bank combined two investments now that both termed in 2020, and were re-invested for 1 yr going forward.

Debt Service Sinking Fund rates and maturities confirmed by B. Solberg at Western Security Bank

B.O.C.C. Regular

Meeting Date: 02/24/2026

Title: Contract with Terracon Consultants, Inc.

Submitted For: Monica Plecker, Public Works Director

Submitted By: Trasee Field, Senior Secretary

TOPIC:

Contract with Terracon Consultants, Inc.

BACKGROUND:

Contract with Terracon Consultants, Inc. for Geotechnical Engineering Services. Infiltration testing at King Ave East and Riverside Road.

RECOMMENDED ACTION:

File

Attachments

Contract

or "County"

**Standard Form of Agreement between Owner
and Contractor on the Basis of a Stipulated Price
Terracon Consultants Geotechnical Services – Infiltration Testing**

This agreement is dated as of the 28th day of January 2026, by and between Yellowstone County, Montana (hereinafter called Owner), and Terracon, (hereinafter called Contractor).

Owner and Contractor, in consideration of the material covenants hereinafter set forth, agree as follows:

- 1. Scope of Work – See attached
- 2. Contract Times

Terracon
proposal no.
P26265005
dated January
26, 2026

Consultants, Inc.

This contract will be in effect from January 28, 2026, until January 28, 2027. Should any work outside the Scope of Work need to be performed both parties must agree in writing.

- 3. Contract Price - \$3,215.00
- 4. Contractors Representation

4.1 Contractor has examined and reviewed the Contract documents and other related paperwork.

4.2 Contractor has visited the site and become familiar with and is satisfied as to the general, local and site conditions that may affect cost, progress, performance and furnishing of the work.

4.3 Contractor is familiar with and is satisfied as to all federal, state and local laws and regulations that may affect cost, progress, performance and furnishing of the work.

applicable

4.4 Contractor has given Owner written notice of all conflicts, errors, ambiguities or discrepancies that Contractor has discovered in the Contract Documents and that the Contract Documents are generally sufficient to indicate and convey the understanding of all terms and conditions for performance and furnishings of the work.

- 5. Contract Documents

The Contract Documents, which comprise the entire agreement between Owner and Contractor, consist of the following:

 Terracon
County

- 5.1 This Agreement.
- 5.2 The Contractor's proposal dated January 26, 2026.
- 5.3 Contractor's Certificate of Insurance, independent Contractor designation, and Workers Compensation coverage.

6. Miscellaneous

which shall not be unreasonably withheld

6.1 No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound, and specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without written consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment no assignment will discharge the assignor from any duty or responsibility under the Contract Documents.

6.2 Contractor, shall maintain at its sole cost and expense, commercial general liability insurance naming Yellowstone County as additional insured against liability for damages for bodily injury, including death and completed operations and property damages in a minimum amount of Seven Hundred Fifty Thousand Dollars (\$750,000.00) for each claim and One Million Five Hundred Dollars, (\$1,500,000.00), in the aggregate arising from incidents which occur as the result of Contractors negligence while performing any work or service and for which Yellowstone County, sole basis of liability is vicarious liability for the acts or omissions of the Contractor or/and subcontractors. Contractor shall maintain at its cost and expense, insurance against claims for injuries to persons or damages to property, including contractual liability ~~which may arise from or in connection with work or service by Contractor, agents, employees, representatives, assigns and sub-contractors.~~ This insurance shall cover claims as may be caused by any negligent act or omission. The policy of insurance shall be an occurrence policy with a Best Rating of A- or better and must be in force throughout the period.

assumed in an insured contract

Contractor shall name on the Certificate of liability insurance Yellowstone County, as additional insured for on-site work or Maintenance Service. In addition, Contractor will furnish to Yellowstone County a copy of the policy endorsement, CG 32 87 05 10, indicating that Yellowstone County, are named as an additional insured under the Contractors insurance policy.

Contractor agrees to furnish both the Certificate of insurance and policy endorsement at least ten (10) days prior to beginning work.

Contractor agrees to defend, indemnify and hold harmless Yellowstone County from and against any and all claims demands, obligations causes of action, lawsuits and all damages and liabilities fines, judgments, costs,

as a

to the extent

(including settlement costs), and expenses associated therewith (including reasonable attorney's fees and disbursements), arising from incidents that occur the result of Contractors negligence. And for which Yellowstone County, sole basis of liability is vicarious liability for the acts or omissions of Contractor. ~~The defense and indemnification obligations under this paragraph of the Invitation to Bid shall not be limited by any assertions or finding that Yellowstone County, is liable for any damages by reason of a non-delegable duty.~~

6.3 Contractor is required to maintain workers compensation insurance, or an independent contractor's exemption issued by the Montana Department of Labor covering Contractor and Contractor's employees. Contractor is not, nor is Contractor's workers, employees of Yellowstone County. Workers Compensation insurance or the exemption from the workers compensation obligation must be valid for the entire period.

6.4 Owner and Contractor each binds itself, its partners, successors, assign and legal representative to the other party hereto, its partners, successors, assign and legal representative to respect to all covenants, agreements and obligations contained in the Contract Documents.

~~6.5 Contractor must give preference to the employment of bona fide residents of Montana in the performance of this work.~~

6.6 All work and materials must be warranted for a period of one year from date of installation.

6.7 The Parties agree that the laws of the State of Montana shall govern this contract, and that venue shall be in the Thirteenth Judicial District Court, Yellowstone County, Montana

6.8 Contractor agrees ~~to defend~~, indemnify and hold harmless the County against all claims for injuries to person or damages to property occurred from or in Connection with the Contractors performance under the Agreement.

negligent

6.9 In the event of litigation between Contractor and the County, the Prevailing party shall be entitled to reimbursement of Court costs and Reasonable Attorney fees by the non-prevailing party.

7.0 The Contractor must, in performance of work under this contract, fully comply with all applicable federal, state or local laws, rules, regulations, including the Montana Human Rights Act, Civil Rights Act of 1964, The Age Discrimination Act of 1975 and the American with Disabilities Act of 1990. Any subletting or subcontracting by the Contractor subjects contractors to the same provisions. In accordance with section 49-3-207, MCA, the Contractor agrees that the hiring of persons to perform

 Terracon
County

the contract will be made on the basis of merit and qualification and there will be no discrimination based upon race, color, religion, creed, political ideas, sex, age, marital status, physical or mental disability, or national origin by the person performing under the contract.

8.0 SUSPENSION AND TERMINATION

30 days

- 8.1 Without terminating this Agreement, the COUNTY may suspend the CONTRACTOR's Services following written notice to the CONTRACTOR. On the suspension date specified in the notice, the CONTRACTOR shall have ceased its Services in an orderly manner. The CONTRACTOR shall be reimbursed for all reasonable costs incurred and unpaid for Services rendered through the suspension date specified in the notice, but in no case will the CONTRACTOR be paid for Services rendered after the date of such suspension. If resumption of the CONTRACTOR's Services requires any waiver or change in this Agreement, any such waiver or change shall require the written agreement of all parties, and the writing shall be attached as an addendum to this Agreement.
- 8.2 The COUNTY shall have the right to terminate this Agreement, in whole or in part, at any time during the course of performance by providing 30 days written notice to the CONTRACTOR. On the termination date specified in the notice, the CONTRACTOR shall have ceased its Services in an orderly manner. If a new contractor is retained to, or the COUNTY will itself, complete the Services, the CONTRACTOR will cooperate fully with the COUNTY in preparing the new contractor or the COUNTY itself to take over completion of the Services on the specified termination date. The CONTRACTOR will be reimbursed for all reasonable costs incurred and unpaid for Services rendered in conformance with this Agreement through the date of termination specified in the COUNTY's notice to the CONTRACTOR, but in no case will the CONTRACTOR be paid for Services rendered after the date of such termination.
- 8.3 In the event of a material breach of this Agreement by the COUNTY, the CONTRACTOR shall have the right to terminate this Agreement thirty (30) days after written notice to the COUNTY specifying such material breach, unless the COUNTY has cured such material breach within said period.
- 8.4 This Agreement may be terminated without cause by either party. In that event, the party seeking to terminate said Agreement must give ~~ninety (90)~~ days written notice to the other party of the intent to terminate the Agreement.

thirty (30) days

9.0 Supplemental Terms and Conditions attached and incorporated herein.

9.0 Supplemental Terms and Conditions

Testing and Observations. Owner understands that testing and observation are discrete sampling procedures, and that such procedures indicate conditions only at the depths, locations, and times the procedures were performed. Contractor will provide test results and opinions based on tests and field observations only for the work tested. Owner understands that testing and observation are not continuous or exhaustive, and are conducted to reduce - not eliminate - project risk. Owner shall cause all tests and inspections of the site, materials, and Services performed by Contractor to be timely and properly scheduled in order for the Services to be performed in accordance with the plans, specifications, contract documents, and Contractor's recommendations. No claims for loss or damage or injury shall be brought against Contractor by Owner or any third party unless all tests and inspections have been so performed and Contractor's recommendations have been followed. Unless otherwise stated in the Proposal, Owner assumes sole responsibility for determining whether the quantity and the nature of Services ordered by Owner is adequate and sufficient for Owner's intended purpose. Owner is responsible (even if delegated to contractor) for requesting services, and notifying and scheduling Contractor so Contractor can perform these Services. Contractor is not responsible for damages caused by services not performed due to a failure to request or schedule Contractor's services. Contractor shall not be responsible for the quality and completeness of Owner's contractor's work or their adherence to the project documents, and Contractor's performance of testing and observation services shall not relieve Owner's contractor in any way from its responsibility for defects discovered in its work, or create a warranty or guarantee. Contractor will not supervise or direct the work performed by Owner's contractor or its subcontractors and is not responsible for their means and methods. The extension of unit prices with quantities to establish a total estimated cost does not guarantee a maximum cost to complete the Services. The quantities, when given, are estimates based on contract documents and schedules made available at the time of the Proposal. Since schedule, performance, production, and charges are directed and/or controlled by others, any quantity extensions must be considered as estimated and not a guarantee of maximum cost.

Standard of Care/Warranty. Contractor will perform the services in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the same locale. **EXCEPT FOR THE STANDARD OF CARE PREVIOUSLY STATED, CONTRACTOR MAKES NO WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED, RELATING TO CONTRACTOR'S SERVICES AND CONTRACTOR DISCLAIMS ANY IMPLIED WARRANTIES OR WARRANTIES IMPOSED BY LAW, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.**

Site Access and Safety. Owner shall secure all necessary site related approvals, permits, licenses, and consents necessary to commence and complete the Services and will execute any necessary site access agreement. Contractor will be responsible for supervision and site safety measures for its own employees, but shall not be responsible for the supervision or health and safety precautions for any third parties, including Owner's contractors, subcontractors, or other parties present at the site.

Subsurface Explorations. Subsurface conditions throughout the site may vary from those depicted on logs of discrete borings, test pits, or other exploratory services. Owner understands Contractor's layout of boring and test locations is approximate and that Contractor may deviate a reasonable distance from those locations. Contractor will take reasonable precautions to reduce damage to the site when performing Services; however, Owner accepts that invasive services such as drilling or sampling may damage or alter the site. Site restoration is not provided unless specifically included in the Services.

Utilities. Owner shall provide the location and/or arrange for the marking of private utilities and subterranean structures. Contractor shall take reasonable precautions to avoid damage or injury to subterranean structures or utilities. Contractor shall not be responsible for damage to subterranean structures or utilities that are not called to Contractor's attention, are not correctly marked, including by a utility locate service, or are incorrectly shown on the plans furnished to Contractor.

Change Orders. Owner may request changes to the scope of Services by altering or adding to the Services to be performed. If Owner so requests, Contractor will return to Owner a statement (or supplemental proposal) of the change setting forth an adjustment to the Services and fees for the requested changes. Following Owner's review, Owner shall provide written acceptance. If Owner does not follow these procedures, but instead directs, authorizes, or permits Contractor to perform

changed or additional work, the Services are changed accordingly and Contractor will be paid for this work according to the fees stated or its current fee schedule. If project conditions change materially from those observed at the site or described to Contractor at the time of proposal, Contractor is entitled to a change order equitably adjusting its Services and fee.

Compensation and Terms of Payment. Fees do not include sales tax. Owner will pay applicable sales tax as required by law. Contractor may invoice Owner at least monthly and payment is due upon receipt of invoice. Owner shall notify Contractor in writing, at the address below, within 15 days of the date of the invoice if Owner objects to any portion of the charges on the invoice, and shall promptly pay the undisputed portion. Owner shall pay a finance fee of 1.5% per month, but not exceeding the maximum rate allowed by law, for all unpaid amounts 30 days or older. Owner agrees to pay all collection-related costs that Contractor incurs, including attorney fees. Contractor may suspend Services for lack of timely payment. It is the responsibility of Owner to determine whether federal, state, or local prevailing wage requirements apply and to notify Contractor if prevailing wages apply. If it is later determined that prevailing wages apply, and Contractor was not previously notified by Owner, Owner agrees to pay the prevailing wage from that point forward, as well as a retroactive payment adjustment to bring previously paid amounts in line with prevailing wages. Owner also agrees to defend, indemnify, and hold harmless Contractor from any alleged violations made by any governmental agency regulating prevailing wage activity for failing to pay prevailing wages, including the payment of any fines or penalties.

 Terracon
County

IN WITNESS WHEREOF, OWNER and CONTRACTOR have signed this Agreement in duplicate. One counterpart each will be delivered to OWNER and CONTRACTOR. All portions of the Contract Documents have been signed, initialed or identified by OWNER and CONTRACTOR.

This Agreement will be effective January 30, 2026.

OWNER:

CONTRACTOR:

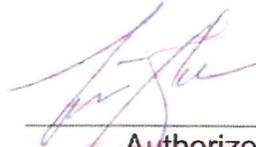
Yellowstone County
PO Box 35000
Billings, MT 59101

Consultants, Inc.

Terracon
2110 Overland Avenue, Suite 124
Billings, MT 59102



Jay Anderson
Public Works Deputy Director



Authorized Representative

Travis Gorakke
Senior Engineer

 Terracon
County



2110 Overland Avenue, Suite 124
 Billings, Montana 59102
 P (406) 656-3072
Terracon.com

January 26, 2026

Yellowstone County
 PO Box 35000
 Billings, Montana 59107

Attn: Mr. Jay D. Anderson, Deputy Public Works Director
 P: (406) 254-7926
 E: janderson@yellowstonecountymt.gov

RE: Proposal for Geotechnical Engineering Services
 Proposed Infiltration Testing
 King Avenue East and Riverside Road
 Billings, Montana
 Terracon Proposal No. P26265005

Dear Mr. Anderson:

We appreciate the opportunity to submit this proposal to Yellowstone County (County) to provide Geotechnical Engineering services for the above referenced project. The following are exhibits to the proposal.

Exhibit A	Project Understanding
Exhibit B	Scope of Services
Exhibit C	Compensation and Project Schedule
Exhibit D	Site Location and Nearby Geotechnical Data

Our base fee to perform the Scope of Services described in this proposal is \$3,215 (excluding subcontracted private utility location fees). Exhibit C includes details of our fees and consideration of additional services as well as a general breakdown of our anticipated schedule.

Your authorization for Terracon to proceed in accordance with this proposal can be issued by signing and returning a copy of the attached Agreement for Services to our office.

Sincerely,
Terracon

Travis Goracke

Travis Goracke, P.E.
 Senior Engineer

Matthew D. Hoffmann, P.E.
 Principal | Montana Operations Manager

AGREEMENT FOR SERVICES

This AGREEMENT is between Yellowstone County MT ("Client") and Terracon Consultants, Inc. ("Consultant") for Services to be provided by Consultant for Client on the Proposed Infiltration Testing project ("Project"), as described in Consultant's Proposal dated 01/26/2026 ("Proposal"), including but not limited to the Project Information section, unless the Project is otherwise described in Exhibit A to this Agreement (which section or Exhibit is incorporated into this Agreement).

1. **Scope of Services.** The scope of Consultant's services is described in the Proposal, including but not limited to the Scope of Services section ("Services"), unless Services are otherwise described in Exhibit B to this Agreement (which section or exhibit is incorporated into this Agreement). Portions of the Services may be subcontracted. Consultant's Services do not include the investigation or detection of, nor do recommendations in Consultant's reports address the presence or prevention of biological pollutants (e.g., mold, fungi, bacteria, viruses, or their byproducts) or occupant safety issues, such as vulnerability to natural disasters, terrorism, or violence. If Services include purchase of software, Client will execute a separate software license agreement. Consultant's findings, opinions, and recommendations are based solely upon data and information obtained by and furnished to Consultant at the time of the Services.
2. **Acceptance/ Termination.** Client agrees that execution of this Agreement is a material element of the consideration Consultant requires to execute the Services, and if Services are initiated by Consultant prior to execution of this Agreement as an accommodation for Client at Client's request, both parties shall consider that commencement of Services constitutes formal acceptance of all terms and conditions of this Agreement. Additional terms and conditions may be added or changed only by written amendment to this Agreement signed by both parties. In the event Client uses a purchase order or other form to administer this Agreement, the use of such form shall be for convenience purposes only and any additional or conflicting terms it contains are stricken. This Agreement shall not be assigned by either party without prior written consent of the other party. Either party may terminate this Agreement or the Services upon written notice to the other. In such case, Consultant shall be paid costs incurred and fees earned to the date of termination plus reasonable costs of closing the Project.
3. **Change Orders.** Client may request changes to the scope of Services by altering or adding to the Services to be performed. If Client so requests, Consultant will return to Client a statement (or supplemental proposal) of the change setting forth an adjustment to the Services and fees for the requested changes. Following Client's review, Client shall provide written acceptance. If Client does not follow these procedures, but instead directs, authorizes, or permits Consultant to perform changed or additional work, the Services are changed accordingly and Consultant will be paid for this work according to the fees stated or its current fee schedule. If project conditions change materially from those observed at the site or described to Consultant at the time of proposal, Consultant is entitled to a change order equitably adjusting its Services and fee.
4. **Compensation and Terms of Payment.** Client shall pay compensation for the Services performed at the fees stated in the Proposal, including but not limited to the Compensation section, unless fees are otherwise stated in Exhibit C to this Agreement (which section or Exhibit is incorporated into this Agreement). If not stated in either, fees will be according to Consultant's current fee schedule. Fee schedules are valid for the calendar year in which they are issued. Fees do not include sales tax. Client will pay applicable sales tax as required by law. Consultant may invoice Client at least monthly and payment is due upon receipt of invoice. Client shall notify Consultant in writing, at the address below, within 15 days of the date of the invoice if Client objects to any portion of the charges on the invoice, and shall promptly pay the undisputed portion. Client shall pay a finance fee of 1.5% per month, but not exceeding the maximum rate allowed by law, for all unpaid amounts 30 days or older. Client agrees to pay all collection-related costs that Consultant incurs, including attorney fees. Consultant may suspend Services for lack of timely payment. It is the responsibility of Client to determine whether federal, state, or local prevailing wage requirements apply and to notify Consultant if prevailing wages apply. If it is later determined that prevailing wages apply, and Consultant was not previously notified by Client, Client agrees to pay the prevailing wage from that point forward, as well as a retroactive payment adjustment to bring previously paid amounts in line with prevailing wages. Client also agrees to defend, indemnify, and hold harmless Consultant from any alleged violations made by any governmental agency regulating prevailing wage activity for failing to pay prevailing wages, including the payment of any fines or penalties.
5. **Third Party Reliance.** This Agreement and the Services provided are for Consultant and Client's sole benefit and exclusive use with no third party beneficiaries intended. Reliance upon the Services and any work product is limited to Client, and is not intended for third parties other than those who have executed Consultant's reliance agreement, subject to the prior approval of Consultant and Client.
6. **LIMITATION OF LIABILITY. CLIENT AND CONSULTANT HAVE EVALUATED THE RISKS AND REWARDS ASSOCIATED WITH THIS PROJECT, INCLUDING CONSULTANT'S FEE RELATIVE TO THE RISKS ASSUMED, AND AGREE TO ALLOCATE CERTAIN OF THE ASSOCIATED RISKS. TO THE FULLEST EXTENT PERMITTED BY LAW, THE TOTAL AGGREGATE LIABILITY OF CONSULTANT (AND ITS RELATED CORPORATIONS AND EMPLOYEES) TO CLIENT AND THIRD PARTIES GRANTED RELIANCE IS LIMITED TO THE GREATER OF \$10,000 OR CONSULTANT'S FEE, FOR ANY AND ALL INJURIES, DAMAGES, CLAIMS, LOSSES, OR EXPENSES (INCLUDING ATTORNEY AND EXPERT FEES) ARISING OUT OF CONSULTANT'S SERVICES OR THIS AGREEMENT. PRIOR TO ACCEPTANCE OF THIS AGREEMENT AND UPON WRITTEN REQUEST FROM CLIENT, CONSULTANT MAY NEGOTIATE A HIGHER LIMITATION FOR ADDITIONAL CONSIDERATION IN THE FORM OF A SURCHARGE TO BE ADDED TO THE AMOUNT STATED IN THE COMPENSATION SECTION OF THE PROPOSAL. THIS LIMITATION SHALL APPLY REGARDLESS OF AVAILABLE PROFESSIONAL LIABILITY INSURANCE COVERAGE, CAUSE(S), OR THE THEORY OF LIABILITY, INCLUDING NEGLIGENCE, INDEMNITY, OR OTHER RECOVERY. THIS LIMITATION SHALL NOT APPLY TO THE EXTENT THE DAMAGE IS PAID UNDER CONSULTANT'S COMMERCIAL GENERAL LIABILITY POLICY.**
7. **Indemnity/Statute of Limitations.** Consultant and Client shall indemnify and hold harmless the other and their respective employees from and against legal liability for claims, losses, damages, and expenses to the extent such claims, losses, damages, or expenses are legally determined to be caused by their negligent acts, errors, or omissions. In the event such claims, losses, damages, or expenses are legally determined to be caused by the joint or concurrent negligence of Consultant and Client, they shall be borne by each party in proportion to its own negligence under comparative fault principles. Neither party shall have a duty to defend the other party, and no duty to defend is hereby created by this indemnity provision and such duty is explicitly waived under this Agreement. Causes of action arising out of Consultant's Services or this Agreement regardless of cause(s) or the theory of liability, including negligence, indemnity or other recovery shall be deemed to have accrued and the applicable statute of limitations shall commence to run not later than the date of Consultant's substantial completion of Services on the project.
8. **Warranty.** Consultant will perform the Services in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the same locale. **EXCEPT FOR THE STANDARD OF CARE PREVIOUSLY STATED, CONSULTANT MAKES NO WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED, RELATING TO CONSULTANT'S SERVICES AND CONSULTANT DISCLAIMS ANY IMPLIED WARRANTIES OR WARRANTIES IMPOSED BY LAW, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.**
9. **Insurance.** Consultant represents that it now carries, and will continue to carry: (i) workers' compensation insurance in accordance with the laws of the states having jurisdiction over Consultant's employees who are engaged in the Services, and employer's liability insurance (\$1,000,000); (ii) commercial general liability insurance (\$2,000,000 occ / \$4,000,000 agg); (iii) automobile liability insurance (\$2,000,000 B.I. and P.D. combined single limit); (iv) umbrella liability (\$5,000,000 occ / agg); and (v) professional liability insurance (\$1,000,000 claim / agg). Certificates of insurance will be provided upon request. Client and Consultant shall waive subrogation against the other party on all general liability and property coverage.

10. **CONSEQUENTIAL DAMAGES. NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR LOSS OF PROFITS OR REVENUE; LOSS OF USE OR OPPORTUNITY; LOSS OF GOOD WILL; COST OF SUBSTITUTE FACILITIES, GOODS, OR SERVICES; COST OF CAPITAL; OR FOR ANY SPECIAL, CONSEQUENTIAL, INDIRECT, PUNITIVE, OR EXEMPLARY DAMAGES.**
11. **Dispute Resolution.** Client shall not be entitled to assert a Claim against Consultant based on any theory of professional negligence unless and until Client has obtained the written opinion from a registered, independent, and reputable engineer, architect, or geologist that Consultant has violated the standard of care applicable to Consultant's performance of the Services. Client shall provide this opinion to Consultant and the parties shall endeavor to resolve the dispute within 30 days, after which Client may pursue its remedies at law. This Agreement shall be governed by and construed according to Kansas law.
12. **Subsurface Explorations.** Subsurface conditions throughout the site may vary from those depicted on logs of discrete borings, test pits, or other exploratory services. Client understands Consultant's layout of boring and test locations is approximate and that Consultant may deviate a reasonable distance from those locations. Consultant will take reasonable precautions to reduce damage to the site when performing Services; however, Client accepts that invasive services such as drilling or sampling may damage or alter the site. Site restoration is not provided unless specifically included in the Services.
13. **Testing and Observations.** Client understands that testing and observation are discrete sampling procedures, and that such procedures indicate conditions only at the depths, locations, and times the procedures were performed. Consultant will provide test results and opinions based on tests and field observations only for the work tested. Client understands that testing and observation are not continuous or exhaustive, and are conducted to reduce - not eliminate - project risk. Client shall cause all tests and inspections of the site, materials, and Services performed by Consultant to be timely and properly scheduled in order for the Services to be performed in accordance with the plans, specifications, contract documents, and Consultant's recommendations. No claims for loss or damage or injury shall be brought against Consultant by Client or any third party unless all tests and inspections have been so performed and Consultant's recommendations have been followed. Unless otherwise stated in the Proposal, Client assumes sole responsibility for determining whether the quantity and the nature of Services ordered by Client is adequate and sufficient for Client's intended purpose. Client is responsible (even if delegated to contractor) for requesting services, and notifying and scheduling Consultant so Consultant can perform these Services. Consultant is not responsible for damages caused by Services not performed due to a failure to request or schedule Consultant's Services. Consultant shall not be responsible for the quality and completeness of Client's contractor's work or their adherence to the project documents, and Consultant's performance of testing and observation services shall not relieve Client's contractor in any way from its responsibility for defects discovered in its work, or create a warranty or guarantee. Consultant will not supervise or direct the work performed by Client's contractor or its subcontractors and is not responsible for their means and methods. The extension of unit prices with quantities to establish a total estimated cost does not guarantee a maximum cost to complete the Services. The quantities, when given, are estimates based on contract documents and schedules made available at the time of the Proposal. Since schedule, performance, production, and charges are directed and/or controlled by others, any quantity extensions must be considered as estimated and not a guarantee of maximum cost.
14. **Sample Disposition, Affected Materials, and Indemnity.** Samples are consumed in testing or disposed of upon completion of the testing procedures (unless stated otherwise in the Services). Client shall furnish or cause to be furnished to Consultant all documents and information known or available to Client that relate to the identity, location, quantity, nature, or characteristic of any hazardous waste, toxic, radioactive, or contaminated materials ("Affected Materials") at or near the site, and shall immediately transmit new, updated, or revised information as it becomes available. Client agrees that Consultant is not responsible for the disposition of Affected Materials unless specifically provided in the Services, and that Client is responsible for directing such disposition. In no event shall Consultant be required to sign a hazardous waste manifest or take title to any Affected Materials. Client shall have the obligation to make all spill or release notifications to appropriate governmental agencies. The Client agrees that Consultant neither created nor contributed to the creation or existence of any Affected Materials conditions at the site and Consultant shall not be responsible for any claims, losses, or damages allegedly arising out of Consultant's performance of Services hereunder, or for any claims against Consultant as a generator, disposer, or arranger of Affected Materials under federal, state, or local law or ordinance.
15. **Ownership of Documents.** Work product, such as reports, logs, data, notes, or calculations, prepared by Consultant shall remain Consultant's property. Proprietary concepts, systems, and ideas developed during performance of the Services shall remain the sole property of Consultant. Files shall be maintained in general accordance with Consultant's document retention policies and practices.
16. **Utilities.** Unless otherwise stated in the Proposal, Client shall provide the location and/or arrange for the marking of private utilities and subterranean structures. Consultant shall take reasonable precautions to avoid damage or injury to subterranean structures or utilities. Consultant shall not be responsible for damage to subterranean structures or utilities that are not called to Consultant's attention, are not correctly marked, including by a utility locate service, or are incorrectly shown on the plans furnished to Consultant.
17. **Site Access and Safety.** Client shall secure all necessary site related approvals, permits, licenses, and consents necessary to commence and complete the Services and will execute any necessary site access agreement. Consultant will be responsible for supervision and site safety measures for its own employees, but shall not be responsible for the supervision or health and safety precautions for any third parties, including Client's contractors, subcontractors, or other parties present at the site. In addition, Consultant retains the right to stop work without penalty at any time Consultant believes it is in the best interests of Consultant's employees or subcontractors to do so in order to reduce the risk of exposure to unsafe site conditions. Client agrees it will respond quickly to all requests for information made by Consultant related to Consultant's pre-task planning and risk assessment processes.

Consultant: Terracon Consultants, Inc.
 By: Travis Goracke Date: 1/23/2026
 Name/Title: Travis L Goracke / Senior Geotechnical Engineer
 Address: 2110 Overland Ave Ste 124
Billings, MT 59102-6440
 Phone: (406) 656-3072 Fax: _____
 Email: Travis.Goracke@terracon.com

Client: Yellowstone County MT
 By: _____ Date: _____
 Name/Title: Jay Anderson, P.E. / Deputy Public Works Director
 Address: PO Box 35000
Billings, MT 59107-5000
 Phone: (406) 254-7926 Fax: _____
 Email: janderson@yellowstonecountymt.gov

Exhibit A – Project Understanding

Our Scope of Services is based on our understanding of the project as described by the County and the expected subsurface conditions as described below. We have not visited the project site to confirm the information provided. Aspects of the project, undefined or assumed, are highlighted as shown below. We request County and/or the design team verify all information prior to our initiation of field exploration activities.

Planned Construction

Item	Description
Information Provided	An email request for proposal was provided by the County on January 21, 2026. The request included a brief description of the site location, 3246 King Avenue East, and a request for field-tested infiltration rates for a stormwater facility approximately 10,000 to 20,000 square feet in size.
Project Description	The project includes construction of a stormwater facility approximately 10,000 to 20,000 square feet in size on an existing County-owned parcel. The bottom of the stormwater facility is planned to be about 3 feet below existing grade.
Below-Grade Structures	Site improvements include a stormwater facility with a proposed maximum depth on the order of 3 feet below ground surface (bgs).
Free-Standing Retaining Walls	Not anticipated or included in this scope of work.
Test Method	Encased Falling Head Test method as described in Appendix A of Montana Department of Environmental Quality (MDEQ) Circular DEQ-8, 2024 Edition.

Site Location and Anticipated Conditions

Item	Description
Parcel Information	The project site is an approximate 9.1-acre parcel, located at 3246 King Avenue East in Billings, Montana. Latitude/Longitude (approximate) 45.75506° N, 108.50399° W (See Exhibit D)
Existing Improvements	Vacant parcel of land bordered to the north by King Avenue East and a separate County-owned parcel that has an existing

Item	Description
	structure on it, to the west by Riverside Road, to the south by Interstate 90, and to the east by commercial development.
Current Ground Cover	Earthen, lightly vegetated.
Existing Topography	Based on our review of aerial imagery, we anticipate the site to be relatively flat with site contours on the order of 3,128 feet above mean sea level (MSL).
Site Access	We expect the site, and all exploration locations, to be accessible with our F-150 support vehicles.
Expected Subsurface Conditions	<p>Our experience near the vicinity of the proposed development and review of geologic maps indicates subsurface conditions are likely to consist of a relatively thin layer of lean clay underlain by sand and gravel.</p> <p>To achieve faster infiltration rates and potentially reduce the required size of the stormwater facility, consideration should be given to excavation of a sacrificial test pit to explore how deep the sand and/or gravel layer is on site.</p>

Exhibit B - Scope of Services

Our proposed Scope of Services consists of field exploration and testing, and engineering/project delivery. These services are described in the following sections.

Field Exploration and Testing

Based on our discussions with the County, we understand the County has personnel and equipment, including backhoes with auger attachments, capable of augering an approximate 8-inch diameter hole down to testing elevation (currently anticipated to be approximately 3 feet bgs). The County personnel will use the backhoe to embed the casing approximately 2 feet into the subgrade prior to Terracon performing the field testing of infiltration rates as described in Appendix A of DEQ Circular 8.

Number of Locations ¹	Planned Depth (feet)	Planned Location ²
4	3 feet, or to a depth approximating the bottom of the stormwater facility	Planned stormwater facility

1. Based on the Encased Falling Head Test described in Appendix A in DEQ Circular 8, which states a minimum of three tests within each infiltration facility. For facilities larger than 10,000 square feet, an additional test is required for each 10,000 square feet of surface area.
2. The stormwater facility location was not provided at the time of proposal preparation, so boring locations will be determined by the County.

Test Location Layout and Elevations: We will use handheld GPS equipment to locate borings with an estimated horizontal accuracy of +/-20 feet. Field measurements from existing site features may be utilized. If available, approximate elevations will be obtained by interpolation from a site specific, surveyed topographic map; if topographic information is not available, we will estimate test location elevations using Google Earth. We can alternatively coordinate with your Project Surveyor to include locations and surface elevations in project information if requested.

Infiltration Testing: We propose to perform up to four infiltration tests in general accordance with the Montana Department of Environmental Quality (MDEQ), Circular DEQ 8, Encased Falling Head Test Procedure to facilitate stormwater design within the footprint of one stormwater facility with an understood size somewhere between 10,000 and 20,000 square feet. Based on our conversations with the County, Terracon assumes the County will auger an 8-inch diameter hole down to the planned bottom of the stormwater facility and will then embed the casing approximately 2 feet into the exposed

subgrade. Terracon will supply field personnel, water level meter, and a tank of fresh water to perform the testing. A letter report will be prepared, which will present the results of the testing. Freezing temperatures can affect the results of this test, so it is recommended to complete the test while temperatures are above freezing.

Property Disturbance: Terracon will make reasonable efforts to reduce damage to the property. However, it should be understood that in the normal course of our work some disturbance could occur including rutting of the ground surface and damage to landscaping.

We anticipate the temporary casings will be removed by the County personnel after testing has been concluded and the test excavations backfilled with excavated soil. Terracon's services do not include repairing the site. Excess auger cuttings should be dispersed in the general vicinity of the borehole. Because backfill material often settles below the surface after a period, we recommend boreholes be periodically checked and backfilled, if necessary. We can provide this service or grout the boreholes for additional fees at your request.

Safety

Terracon is not aware of environmental concerns at this project site that would create health or safety hazards associated with our exploration program; thus, our Scope considers standard OSHA Level D Personal Protection Equipment (PPE) appropriate. Our Scope of Services does not include environmental site assessment services, but identification of unusual or unnatural materials observed while drilling will be noted on our logs.

Exploration efforts require borings (and possibly excavations) into the subsurface, therefore Terracon will comply with local regulations to request a utility location service through Montana Utility Notification Center. We will consult with the landowner/client regarding potential utilities or other unmarked underground hazards. Based upon the results of this consultation, we will consider the need for alternative subsurface exploration methods as the safety of our field crew is a priority.

Private utilities should be marked by the owner/client prior to commencement of field exploration. Terracon will not be responsible for damage to private utilities not disclosed to us.

Terracon's Scope of Services **does not** include private utility locating services. If the landowner/client is unable to accurately locate private utilities, and it becomes apparent that the risk of private utilities on/near the site exists, then Terracon will initiate these services by forwarding the additional scope and corresponding fee to our client for approval.

The detection of underground utilities is dependent upon the composition and construction of the utility line; some utilities are comprised of non-electrically conductive materials and may not be readily detected. The use of a private utility locate service would not relieve the landowner/client of their responsibilities in identifying private underground utilities.

Site Access: Terracon must be granted access to the site by the property owner. Without information to the contrary, we consider acceptance of this proposal as authorization to access the property for conducting field exploration in accordance with the Scope of Services. Our proposed fees do not include time to negotiate and coordinate access with landowners or tenants. Terracon will conduct field services during normal business hours (Monday through Friday between 7:00am and 5:00pm). If our exploration must take place over a weekend or at night, please contact us so we can adjust our schedule and fee.

Engineering and Project Delivery

The results of our field testing will be evaluated, and a geotechnical engineering letter report will be prepared under the supervision of a licensed professional engineer. The geotechnical engineering report will summarize the field work and detail the results of the infiltration testing.

In addition to an emailed letter report, your project will also be delivered using our digital delivery platform, **Compass**. Upon initiation, we provide you and your design team the necessary link and password to access the website (if not previously registered). Each project includes a calendar to track the schedule, an interactive site map, a listing of team members, access to the project documents as they are uploaded to the site, and a collaboration portal. We welcome the opportunity to have project kickoff conversations with the team to discuss key elements of the project and demonstrate features of the portal. The typical delivery process includes the following:

- Project Planning – Proposal information, schedule and anticipated exploration plan
- Field Testing
- Geotechnical Engineering Letter Report

When services are complete, we upload a printable version of our completed Geotechnical Engineering letter report, including the professional engineer's seal and signature, which documents our services. Previous submittals, collaboration, and the report are maintained in our system. This allows future reference and integration into subsequent aspects of our services as the project goes through final design and construction.

Additional Services

Supplemental and separate from the services noted above, the following are often associated with geotechnical engineering services. Fees for services noted above do not include the following:

Review of Plans and Specifications: Our geotechnical report and associated verbal and written communications will be used by others in the design team to develop plans and specifications for construction. Review of project plans and specifications is a vital part of our geotechnical engineering services. This consists of review of project plans and specifications related to site preparation, foundation, and pavement construction. Our review will include a written statement conveying our opinions relating to the plans and specifications' consistency with our geotechnical engineering recommendations.

Observation and Testing of Pertinent Construction Materials: Development of our geotechnical engineering recommendations and report relies on an interpretation of soil conditions. Our assessment is based on widely spaced exploration locations and the assumption that construction methods will be performed in a manner sufficient to meet our expectations and consistent with recommendations made at the time the geotechnical engineering report is issued. We should be retained to conduct construction observations, and perform/document associated materials testing, for site preparation, foundation, and pavement construction. These services allow a more comprehensive understanding of subsurface conditions and necessary documentation of construction to confirm and/or modify (when necessary) the assumptions and recommendations made by our engineers.

Environmental Assessments: Our Scope for this project does not include, either specifically or by implication, an environmental assessment of the site intended to identify or quantify potential site contaminants. If the client/owner is concerned about the potential for such conditions, an environmental site assessment should be conducted. We can provide a proposal for an environmental assessment, if desired.

Exhibit C - Compensation and Project Schedule

Compensation

Based upon our understanding of the site, the project as summarized in Exhibit A, and our planned Scope of Services outlined in Exhibit B, our base fee is shown in the following table:

Task	Lump Sum Fee ²
Public Utility Notification Request, Field Testing of Infiltration Rates ¹ , Geotechnical Letter Report	\$3,215
Total	\$3,215

1. The lump sum fee considers one mobilization, County-provided equipment and labor to excavate and place the infiltration casings, and no unexpected onsite delays. If additional site mobilizations are required, an additional fee of \$130 would be invoiced.
2. Proposed fees noted above are effective for 90 days from the date of the proposal.

Our Scope of Services does not include services associated with site clearing, wet ground conditions, tree or shrub clearing, or repair of/damage to existing landscape. If such services are desired by the owner/client, we should be notified so we can adjust our Scope of Services.

Unless instructed otherwise, we will submit our invoice(s) to the address shown at the beginning of this proposal. If conditions are encountered that require Scope of Services revisions and/or result in higher fees, we will contact you for approval, prior to initiating services. A supplemental proposal stating the modified Scope of Services as well as its effect on our fee will be prepared. We will not proceed without your authorization.

Project Schedule

We developed a schedule to complete the Scope of Services based upon our existing availability and understanding of your project schedule. However, our schedule does not account for delays in field exploration beyond our control, such as weather conditions, delays resulting from utility clearance, permit delays, or lack of permission to access the boring locations. In the event the schedule provided is inconsistent with your needs, please contact us so we may consider alternatives.

Delivery on Client Portal	Schedule ^{1, 2}
Kickoff Call with Client	Within 2 days of notice to proceed
Field Exploration	Within 5 days from notice to proceed
Geotechnical Engineering	10 days after completion of field program

1. Upon receipt of your notice to proceed we will activate the schedule component on **Compass** with specific, anticipated dates for the delivery points noted above as well as other pertinent events.
2. Standard workdays. We will maintain an activities calendar within on **Compass**. The schedule will be updated to maintain a current awareness of our plans for delivery.

Exhibit D – Site Location

