

COMMISSIONER MEETINGS

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

MONDAY - JANUARY 13, 2025

8:15 Calendar

8:30 Closed Session

- a. 2320 3rd Avenue
- b. YCDF

9:00 COMMISSIONERS DISCUSSION

PLEDGE

DEPARTMENTS

1. **Lyndon Scheveck** - Memorial Race Request
2. **GIS** - Discussing Road Naming Standards

COMMISSIONERS

1. Board Recommendations - Turk Stovall & Vince Mistretta to Big Sky EDA Board
2. Commissioner Board Reports

PUBLIC COMMENTS ON COUNTY BUSINESS

TUESDAY – JANUARY 14, 2025

8:45 Agenda Setting

9:00 COMMISSIONERS BOARD MEETING

B.O.C.C Monday Discussion

a.

Meeting Date: 01/13/2025

Title: 2320 3rd Avenue

Submitted By: Teri Reitz, Board Clerk

TOPIC:

2320 3rd Avenue

BACKGROUND:

N/A

RECOMMENDED ACTION:

N/A

B.O.C.C Monday Discussion

b.

Meeting Date: 01/13/2025

Title: YCDF

Submitted By: Erika Guy

TOPIC:

YCDF

BACKGROUND:

Closed

RECOMMENDED ACTION:

Closed

B.O.C.C Monday Discussion

1.

Meeting Date: 01/13/2025

Title: Lyndon Scheveck - Memorial Race Request

Submitted By: Erika Guy

TOPIC:

Lyndon Scheveck - Memorial Race Request

BACKGROUND:

See Attachment

RECOMMENDED ACTION:

Discuss

Attachments

Memorial Race

3225 1st Ave. North
Billings, Montana 59101
406.894.2121
www.schevecklaw.com



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2325 1st Avenue North
Billings, MT 59101
406-894-2121
lyndon@schevecklaw.com

January 3, 2025

County Commissioners
PO Box 35000
Billings, MT 59107
Phone: 256-2701

Re: Memorial Race

Dear Commissioners,

Greetings from the Scheveck and Salminen Law Firm. We are reaching out to our county commissioners to respectfully request that we put on two Memorial races for Josh Whitcomb by putting on a speed contest in our county outside the city limits of Billings. The speed contest would be a distance of 1/8 mile or 1/4 which would reduce the risk of any serious injuries. The location of the contest would be on Buffalo Trail, North of Laurel, Montana. This location would be away from the public and in a secluded area for safety reasons in the county. The first race would be in May and the second race in July.

In addition, We will personally pay for the paramedic(s), sheriff deputies, and we will require insurance for every driver and a certified inspector who will inspect every vehicle up to code. In addition, we will require every participant to sign a waiver (releasing all liability) and an indemnification for the county.

Per the Montana Code Annotated 61-8-308, which states the following:

61-8-308. Permission of authorities to hold speed contest. (1) No race or contest for speed shall be held and no person shall engage in or aid or abet in any motor vehicle speed contest or exhibition of speed on a public highway or street without written



permission of the authorities of the state, county, or city having jurisdiction and unless the same is fully and efficiently patrolled for the entire distance over which such race or contest for speed is to be held.

Thank you for your consideration and we hope to hear from you. If the commissioners need any other assurances or have any questions, please don't hesitate on reaching out to us.

Sincerely,

Lyndon Scheveck, Esq.
Scheveck and Salminen Law Firm

B.O.C.C Monday Discussion

2.

Meeting Date: 01/13/2025

Title: Discussing Road Naming Standards

Submitted By: Alyssa Quiroz

TOPIC:

GIS - Discussing Road Naming Standards

BACKGROUND:

An open discussion to get on the same page as to what should be expected for road naming standards.

RECOMMENDED ACTION:

n/a

Attachments

Addressing Procedure

Road Naming Standards

YELLOWSTONE COUNTY BOARD OF COUNTY COMMISSIONERS

Resolution No. 22-39

Resolution to Adopt Addressing Policy for Yellowstone County

WHEREAS, Section 7-14-2101 of the Montana Code Annotated gives a board of county commissioners the authority to control county roads. Pursuant to Section 7-14-2101(3)(a) of the Montana Code Annotated, the authority to control roads includes the authority to assign addresses. To give the public notice of how a county will assign addresses, a county should adopt an addressing policy. To adopt an addressing policy, a county should pass a resolution of intent, set a public hearing, make the policy available to the public, provide notice of the public hearing, receive comments, hold a public hearing, consider the comments and pass a resolution to adopt the policy.

WHEREAS, Yellowstone County through the Yellowstone County Geographic Information Systems Department assigns addresses for the County. The Department follows a policy to assign addresses. The Yellowstone County Board of County Commissioners never officially adopted the policy followed by the Department to assign addresses. For the benefit of the public, to provide it with notice of the policy, the Department requested the Board officially adopt the policy.

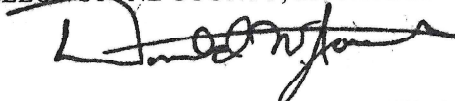
WHEREAS, on June 30, 2022, the Yellowstone County Board of County Commissioners received a request from the Yellowstone County Geographic Information Systems Department to officially adopt a policy for addressing in Yellowstone County. On July 5, 2022, the Board passed a resolution of intent to adopt the policy and set a public hearing on the adoption of the policy for July 19, 2022. On July 8, 2022, the Yellowstone County Clerk and Recorder posted notice of the public hearing. On July 8, 2022 and July 15, 2022, the Clerk and Recorder published notice of the public hearing in the *Yellowstone County News*. On July 19, 2022, the Board held a public hearing. The Board heard comments at the hearing. The Board considered the comments. The Board decided it would be in the best interest of the public to adopt the policy.

NOW THEREFORE, BE IT RESOLVED,

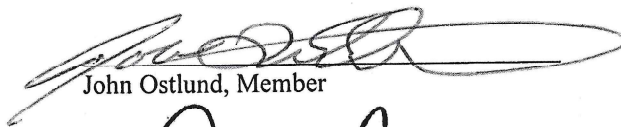
The Yellowstone County Board of County Commissioners adopts a policy for the issuing of addresses in Yellowstone County. Attached is a copy of the policy. The policy is effective immediately and will continue until rescinded or modified by the Board. The Board orders the Yellowstone County Clerk and Recorder to file the policy with the ordinances of Yellowstone County.

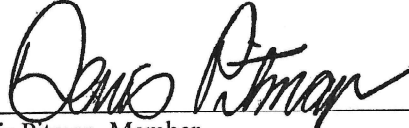
Passed and Adopted on the 19th day of July 2022.

BOARD OF COUNTY COMMISSIONERS
YELLOWSTONE COUNTY, MONTANA



Donald W. Jones, Chair


John Ostlund, Member



Denis Pitman, Member

ATTEST:



Jeff Martin, Clerk and Recorder

Yellowstone County Policy on Addresses

Authority and Purpose

Pursuant to Section 7-14-2101(3)(a) of the Montana Code Annotated, the Yellowstone County Board of County Commissioners has the authority to assign and maintain addresses in Yellowstone County. The Board delegated the authority to assign and maintain addresses to the Yellowstone County Geographic Information Systems Department. The Department uses the Next Generation 911 standards to assign and maintain addresses in the County. Addresses are essential to the health, safety and welfare of the public in Yellowstone County. Addresses allow for emergency services to respond to the correct location and for the delivery of goods and services to the correct location. To give the public an understanding of the requirements to obtain or change an address, the Board adopts this policy on the assignment and maintenance of addresses.

Policy

The Yellowstone County Geographic Systems Department (GIS) shall assign and maintain addresses in Yellowstone County outside of the City of Billings and the City of Laurel. If a person wants an address or to change an address in Yellowstone County, outside of the City of Billings or the City of Laurel, the person shall contact GIS. GIS coordinates its addresses with the Yellowstone County Public Works Department and RiverStone Health. The Public Works Department manages the approaches on to public roads controlled by the County. The approaches require addresses. RiverStone manages the installation of septic systems in the County. The installation of septic systems require addresses.

General Rules

- 1) If there is a Subdivision Plat or land being split into more than 3 lots, the final plat must be recorded before addresses can be assigned.
- 2) The road to the property must be built and accessible to check the approach.
- 3) If a road has more than 3 structures on it or if it is over a quarter mile long, GIS will request the owners to name the road.
- 4) A new road name needs to be on a recorded document (Ex. Subdivision, Certificate of Survey, Easement) to become official. If that is not possible, there is a Road Naming Procedure/Process that can be used.
- 5) All new roads need to be unique names and not sound like existing road names.
 - A list of existing road names can be found on the GIS Addressing website.
- 6) GIS tries to avoid assigning ½ addresses.
- 7) GIS prefers to assign addresses within a year of building.
- 8) GIS does not assign addresses for real estate purposes; the legal description can be used when selling land.
- 9) Unfortunately, GIS has no control over navigation websites and apps (Ex. Google Maps). GIS can suggest edits but cannot guarantee that the suggestion will be approved.

Process

In general, a landowner provides information to GIS, GIS places the information into a database, the Public Works Department and RiverStone Health use the information from the database to review the approach or septic system, the Public Works Department or RiverStone Health approve the approach or septic system and after the approval, GIS issues the address.

GIS

Provide a legal description, tax code or geocode to locate the property.
Provide contact information (Name, Address, Telephone Number and Email Address). The contact information is needed to allow for contact with the landowner if there is a question or concern about the address request.

GIS places the information into a database shared by Public Works and Riverstone Health.

A tracking sheet is given to the landowner which highlights the other steps explained below. Attached is a copy of the tracking sheet.

Public Works

Public Works issues approach permits for accesses on to roads managed by the County and performs floodplain reviews.

An approach permit is NOT needed for an access on to a private road, but Public Works still needs to perform a floodplain review.

If the road is private, GIS will provide an address once Public Works completes the floodplain review.

GIS will not provide any other address until Public Works physically reviews the approach to verify it meets the applicable standard.

Riverstone Health

Riverstone Health issues septic system permits.

Special Situations

(1) If the property is in the City of Billings, you will need to contact the City of Billings Address Coordinator to receive or change an address.

(2) If the property is in the City of Laurel, you will need to contact the City of Laurel Address Coordinator to receive or change an address.

(3) If the approach is onto a road controlled by the Montana Department of Transportation, you will need to contact the Department for the approach permit at (406) 657-0240 or (406) 657-0237.

(4) If the road is in the City of Billings or City of Laurel and the land is outside of the City of Billings or City of Laurel, you will need to contact the applicable city address coordinator for the address and the Yellowstone County Public Works Department for a floodplain review.

Road naming standards are essential in order to protect the health, safety and welfare of the public. The Board of County Commissioners is authorized to assign and change road names. Such naming is at the discretion of the Board.

A "road" refers to any highway, street, avenue, lane, way, or similar paved, gravel or dirt thoroughfare.

ROAD NAMING STANDARDS:

These standards apply when naming new roads or re-naming existing roads via the petition process.

- A. To reduce confusion, no two roads shall be given the same primary name, and road names should apply throughout the entire length. When roads extend from one subdivision to the next, existing road names should be extended.
- B. Road names that are similar sounding (Beach St/Beech St/Peach St) are discouraged.
- C. To benefit public safety, road names should be simple to pronounce and of appropriate length for road signage.
- D. When to use *Street* or *Avenue*? *Street* should apply to north/south alignments and *Avenue* should be used for east/west-aligned roads. *Lane*, *Court* or *Place* is a preferable suffix for short or dead-end streets.
- E. The primary part of the road name should not contain words commonly utilized as a road name suffix (*Circle Street*, *Avenue Way*, *Main Trail Boulevard*, *Kings Court Road*). Address locators used by emergency services software also have difficulty with some abbreviations; special characters like hyphens and apostrophes; and when articles (*a*, *an* or *the*) are used to begin road names. Please allow GIS staff to review proposed road names early in the process.
- F. All named roads should be clearly signed and conform to uniform sign standards.

CRITERIA FOR NAMING ROADS VIA THE PETITION PROCESS:

- A. Roads that serve two or more permanent residences and/or businesses may be named. If recorded documentation indicates access to multiple parcels, unnamed roads may be named by petition process when the first residence/business is under construction.
- B. Recorded documentation delineating the road must be on file with the County Clerk & Recorder. Typical documents include subdivision plats, Certificates of Survey, site plans, and access easements.
- C. Signatures from at least 60% of the affected landowners must accompany the petition to represent their consent.

D. The naming of roads or changing road names does not constitute responsibility for road maintenance by local government nor guarantee delivery of emergency services.

B.O.C.C Monday Discussion

1.

Meeting Date: 01/13/2025

Title: Board Recommendations

Submitted By: Erika Guy

TOPIC:

Board Recommendations - Turk Stovall & Vince Mistretta to Big Sky EDA Board

BACKGROUND:

2 positions are open on the Big Sky EDA Board and 4 applications were received. Big Sky EDA recommends the appointment of Turk Stovall & Vince Mistretta. See Attachment

RECOMMENDED ACTION:

Discuss

Attachments

Board Recommendation

Turk Stovall

Vince Mistretta

Erika Guy

From: Steve Arveschoug <SteveA@bigskyeda.org>
Sent: Thursday, January 9, 2025 11:17 AM
To: Mark Morse; John Ostlund; Mike Waters
Cc: Erika Guy; debdes@outlook.com
Subject: FW: EDA Board of Directors Recommendations - EDA Board Service

Commissioners,

The EDA Board of Directors met this morning (January 9, 2025) and considered recommendations to fill the two vacant positions on the EDA Board.

The Board voted unanimously to approve the recommendation (below) submitted by the Nominating Committee, and hereby forwards that recommendation to the County Commissioners for your consideration.

Recommendation for EDA Board service:

Turk Stovall, Stovall Ranches (to serve a five-year term beginning January 2025 through December 2029)

Vince Mistretta, United Properties (to serve a four-year term [unexpired term] beginning January 2025 through December 2028)

Respectfully Submitted, January 9, 2028

Steve Arveschoug, Executive Director
On behalf of the EDA Board of Directors
Board Chair, Debbie Desjarlais

The EDA Board has two open positions to fill, including a position held by Bryce Terpstra whose term did expire December of 2024. The County Commissioners posted the Board openings and applications were received through January 2, 2025.

Four applications were received, and all four applicants were interviewed. The applicants were:

Joshua Jackson—entrepreneur/Rock31 member
Shawn Cox-Mistretta—real estate advisor
Turk Stovall—rancher/commercial agriculture
Vince Mistretta—property management/development

The appointment of EDA Board members is at the discretion of the County Commissioners. The Nominating Committee's role is to interview and consider all candidates and present its recommendation to the EDA Board. The Board will then forward a recommendation on to the County Commissioners for a final decision.

The Committee conducted interviews (January 7, 2025) and reviewed the BSED Board Members by Business Categories reference sheet to consider representation needs on the EDA Board. The following is their recommendation based upon the interviews and evaluation process.

Recommendation for EDA Board service:

Turk Stovall, Stovall Ranches (to serve a five-year term beginning January 2025 through December 2029)

Vince Mistretta, United Properties (to serve a four-year term (unexpired term) beginning January 2025 through December 2028)

The other applicants will be encouraged to consider an EDC Board appointment next fall, or as industry-specific openings on the Board occur.

Respectfully Submitted, January 9, 2025

Steve Arveschoug, Executive Director
On behalf of the Nominating Committee

BIGSKYECONOMICDEVELOPMENT.ORG



STEVE ARVESCHOUG
EXECUTIVE DIRECTOR
stevea@bigskyeda.org
P 406.869.8401

201 NORTH BROADWAY
BILLINGS, MT 59101
406.256.6871



BOARD APPLICATION FORM
YELLOWSTONE COUNTY, MONTANA

NAME: Turk Stovall

HOME PHONE: 406-698-6907

ADDRESS: 8325 Pryor Road

WORK PHONE: same

CITY: Billings

STATE: MT ZIP: 59101

BUSINESS OR JOB: Ranching and Commercial Agriculture


E-MAIL ADDRESS: turkstovall@hotmail.com

BOARD OR COMMISSION APPLIED FOR: Big Sky EDA

Please describe your experience or background that you believe qualifies you for service on this Board or Commission (attach additional sheets if needed): I am a fifth generation Montana rancher who understands how to run a business and raise a family in our great state. My businesses are based in Yellowstone County and I have a good feel for the positives and negatives businesses and employee's face on a daily basis. Our state has seen a lot of change in recent years, and we all have had to adjust and adapt to new challenges. I am very involved with my industry in trying to address these challenges and am active in working with current politicians and stakeholders to derive solutions. I also have strong board experience and a solid educational background.

Why do you wish to serve on this Board or Commission? I have strong roots in Yellowstone County and want to help create an and even better place to raise a family and run a business. Our businesses are setup to be generational and want to help make a positive difference for all future generations.

Additional information that you feel is pertinent (attach additional sheets if needed): Please see attached.



1-2-2025

Signature

Date

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

11 ----- 11
" " OFFICE USE ONLY: " " 11

APPOINTED: YES NO DATE 11
11 1111 TERM EXPIRATION DATE:

_____ 11

(Circle one)

11 ----- 11
" " ORIGINAL APPOINTMENT REAPPOINTMENT TERMINATION " " 11

JAN 09 2025

BOARD APPLICATION FORM
YELLOWSTONE COUNTY, MONTANA

NAME: Vincent Mistretta HOME PHONE: (716) 796-5555
ADDRESS: 2040 Gleneagles Blvd WORK PHONE: (406) 255-7100
CITY: Billings STATE: MT ZIP: 59105
BUSINESS OR JOB: United Properties, Inc CEO
E-MAIL ADDRESS: vmistretta@uprop.net
BOARD OR COMMISSION APPLIED FOR: BIG SKY ECONOMIC DEVELOPMENT AUTHORITY

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

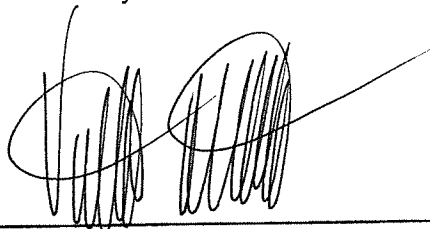
As the CEO of United Properties Inc, in Billings, MT I have a proven track record managing a business with over \$40M in assets, including strategic planning, market analysis, financial management, business development and marketing.

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

I am passionate about driving sustainable economic growth in our community, attracting new businesses, creating jobs, and improving the overall quality of life for residents of our region. Leveraging my expertise in business development to contribute to strategic decision-making and impactful initiatives that will benefit our local economy.

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

I am currently a Member Investor with Big Sky Economic Development (BSED)



12/30/2024

Signature

Date

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

OFFICE USE ONLY:

APPOINTED: YES ___ NO ___ DATE _____

TERM EXPIRATION DATE: _____

(Circle one)

ORIGINAL APPOINTMENT REAPPOINTMENT TERM NO: _____