

**BIG HORN COUNTY
BOARD OF COUNTY
COMMISSIONERS**

121 3rd St W
Room 301
Hardin, MT 59034



**BIG HORN COUNTY BOARD OF COUNTY
COMMISSIONERS MINUTES**
September 18, 2025
9:30 AM

Members
Lawrence Big Hair, Presiding Officer
George Real Bird III, Member
Larry Vandersloot, Member

1. Call to Order

Commissioner Big Hair, Presiding Officer calls meeting to order.

2. Roll Call

Commissioner Big Hair, Presiding Officer, Commissioner Real Bird, member and Commissioner Vandersloot, member were all in attendance. AJ Espinoza, Road Superintendent, Mike Opie, Accountant, Sue Riley, Heather Ready, Deputy County Attorney, Jeanne Torske, County Attorney, were also in attendance.

3. Claim Approvals

Commissioner Real Bird entertained a motion to approve Claims 1078. The motion was seconded by Commissioner Vandersloot and passed unanimously.

4. Approve Minutes and Supporting Documents

Commissioner Vandersloot entertained a motion to approve minutes from September 11, 2025. The motion was seconded by Commissioner Real Bird and passed unanimously.

5. Personnel/Legal

6. Old Business

7. New Business

Fairgrounds Fees

Heather Ready presents a resolution to readjust the insurance requirements for the rental on facilities use agreement and set a public hearing. Commissioner Vandersloot entertained a motion to approve Resolution 2025-31. The motion was seconded by Commissioner Real Bird and passed unanimously. Public hearing will be set for October 9, 2025

Intent to transfer properties to Town of Lodge Grass

Commissioner Real Bird entertained a motion to approve Resolution 2025-32, a resolution transferring properties acquired through tax deed sale to the Town of Lodge Grass. The motion was seconded by Commissioner Vandersloot and passed unanimously.

Floodplain Regulations

Commissioner Vandersloot entertained a motion to approve Resolution 2025-33, a resolution approving updated floodplain regulations. The motion was seconded by Commissioner Real Bird and passed unanimously.

Extension Contract

Commissioner Vandersloot entertained a motion to table the extension contract till next Thursday so legal has a chance to review it. The motion was seconded by Commissioner Real Bird and passed unanimously.

8. Public Comments

Sue Riley would like to bring up that the website is out of date and lacking information. Most recently she was trying to find information on the COA and couldn't find any information. One of the rules they have is you have to call the day before and when she called Tuesday to sign up for birthday dinner, she was informed she was supposed to let them know the previous Friday. Commissioner Vandersloot explains that they like to know ahead of time so they have an idea of how much food to make, but they don't end up with waste. He went on to explain that's a practice not required.

9. Discussion

10. Adjourn

There being no other business, the board adjourned.

Approved: LBH
Lawrence Big Hair, Presiding Officer

Attest: Peri Schenderline
Peri Schenderline, Deputy Clerk & Recorder

COUNTY OF BIG HORN, MONTANA

RESOLUTION 2025-31

PREAMBLE:

A Resolution declaring it to be the intent of the Board of Commissioners of Big Horn County to restate the fees and amend the required insurance for the rental of County facilities.

RECITALS:

In accordance with MCA 7-5-2101(1), the board of county commissioners has jurisdiction and power, under such limitations and restrictions as are prescribed by law, to represent the county and have the care of the county property and the management of the business and concerns of the county.

Pursuant to MCA 7-6-4013, if the County has the authority to regulate, establish, and change fees that are reasonable and related to the cost of providing services.

The Board has previously approved fees and insurance requirements for rental of facilities at the Big Horn County Fairgrounds.

While the rental fees are not being changed, the County proposes to change the requirements for the amount of insurance coverage that event organizers must provide to rent facilities.

The current fee schedule and proposed insurance schedule are attached as Exhibit A.

THEREFORE:

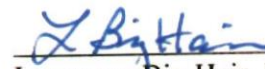
The Board of Commissioners of Big Horn County hereby resolve that a public hearing shall be held on October 9th, 2025 at 9:30 AM/PM in Room 301 of the Big Horn County Courthouse.

The Board hereby directs that notice of the public hearing shall be published in accordance with the requirements of MCA 7-1-4131.

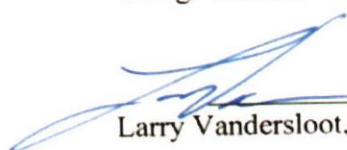
ENACTED:

This 18th day of September, 2025, in Hardin, Montana.

BOARD OF COMMISSIONERS
BIG HORN COUNTY, MONTANA


Lawrence Big Hair, Presiding Officer


George Real Bird III, Member


Larry Vandersloot, Member

ATTEST:


Peri Schenderline
Deputy Clerk and Recorder

2025 Big Horn County Facilities Fee Schedule			
Facility	Unit/Days	Rate	Deposit Required
Arena and Bleachers, including use of PA	Minimum of three days	\$300.00 per day	\$250.00
Under the Grandstands, including use of kitchen and PA	Minimum of three days	\$250.00 per day	\$250.00
Dennis Wacker Pavilion	Per day	\$200.00 per day	\$250.00
Barn Stalls (if entire barn is not rented)***	per animal per stall per day	\$15.00 per day per animal per stall	\$5.00 Cleaning fee per stall
Large Barn	Per day	\$200.00	\$250.00
Small Barn	Per day	\$200.00	\$250.00
RV parking with electrical	Per day	\$15.00	None

Facilities Rental-Private Insurance Requirement			
	Small Event	Midsized Event	Large Event
Event type	Community events and meetings to which no tickets are sold and at which no food or goods are sold (e.g. 4-H meetings, committee meetings, amateur sporting events)	Banquets, benefits, craft fairs, and non-profit events for which tickets are sold or at which goods or food are sold	For-profit events, concerts, rodeos, demolition derbies, horse clinics, events involving livestock, motorized vehicles, and trade shows
Attendees	100 or less	200 or less	Limited by occupancy
Insurance Required	None	\$250,000 for each claim, \$500,000 in the aggregate	\$750,000 for each claim, \$1,500,000 in the aggregate

COUNTY OF BIG HORN, MONTANA

RESOLUTION 2025- 32

PREAMBLE:

A Resolution declaring it to be the intention of the Board of County Commissioners to transfer properties obtained by tax deed to the Town of Lodge Grass.

RECITALS:

In accordance with MCA 7-5-2101(1), the Board of County Commissioners ("Board") has jurisdiction and power, under such limitations and restrictions as are prescribed by law, to represent the county and have the care of the county property and the management of the business and concerns of the county.

In accordance with MCA 7-8-2522, the Board may make trades, exchanges, or donations of real property owned by the County after adopting a resolution that complies with the requirements of MCA 7-8-2521.

Big Horn County adopted Resolution 2025- 18 in accordance with MCA 7-8-2521 that sets forth the requirements for the County to sell or exchange County real property, including transfers to government entities pursuant to MCA 7-8-101.

In accordance with MCA 7-8-101(1), a county, upon first passing a resolution of intent to do so and upon giving notice of intent by publication as provided in 7-1-2121, may sell or trade to any city, town, or political subdivision, as the interests of its inhabitants require, any property, however held or acquired, that is not necessary for the conduct of the county business without an ordinance, public notice, public auction, bids, or appraisal. Proceeds, if any, must be distributed according to law.

The County has obtained title through the tax deed process to the following properties located within the boundaries of the Town of Lodge Grass:

Property 1:

Assessment Code: 000M000300

Property Address: Main Street, Lodge Grass, MT 59050

Legal Description: Lodge Grass Original Townsite, Section 13, Township 6 South, Range 35 East, Block 1, Lot 4 N 6.5'-5 ALL- 6 ALL, 7980 square feet

Property 2:

Assessment Code: 000M003100

Property Address: Main Street, Lodge Grass, MT 59050

Legal Description: Lodge Grass Original Townsite, Section 13, Township 6 South, Range 35 East, Block 4, Lot 9-10, 7000 square feet

The Town of Lodge Grass desires to use these properties for local government purposes.

Pursuant to MCA 7-8-101 and Resolution 2025- 18 , the minimum sales price requirements do not apply to sales or trades to political subdivisions.

THEREFORE:

The Board of Commissioners of Big Horn County hereby finds that the above listed properties are not necessary for the conduct of County business.

The Board further finds that sale of the properties to the Town of Lodge Grass for \$1 each is in the interest of the County residents.

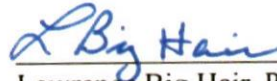
The Board resolves that notice of this Resolution of Intent will be noticed by publication, as required by MCA 7-1-2121. Notice shall also be posted on the County website, in the County Courthouse, and other places where public notices are customarily posted.

The Board further directs that the transactions will be made by resolution and entered into the minutes of a regular or special meeting of the Board.

ENACTED:

This 18th day of September, 2025, in Hardin, Montana.

BOARD OF COMMISSIONERS
BIG HORN COUNTY, MONTANA



Lawrence Big Hair, Presiding Officer



George Real Bird III, Member



Larry Vandersloot, Member

ATTEST:



Peri Schenderline
Deputy Clerk and Recorder

COUNTY OF BIG HORN, MONTANA

RESOLUTION 2025- 33

PREAMBLE:

A Resolution of the Board of Commissioners of Big Horn County adopting the updated Big Horn County Floodplain Regulations.

RECITALS:

In accordance with MCA 76-5-301, a county may regulate development in specifically identified flood hazard areas.

In accordance with MCA 76-5-302, a county may substitute local control of flood plain and floodway management for the state permit system by enacting permit issuance ordinances, regulations, or resolutions and land use ordinances, regulations, or resolutions that meet or exceed the minimum standards of the Department of Natural Resources and Conservation, pursuant to parts 1 through 4 of chapter 5 of title 76, MCA.

The purpose of floodplain regulations is to promote public health, safety and general welfare of the residents and minimize public and private losses due to flood conditions in regulated flood hazard areas.

The Big Horn County Floodplain Regulations were adopted by this Board in 2005.

Updating the County's floodplain regulations is necessary to meet current state and federal regulations.

THEREFORE:

The Board of Commissioners of Big Horn County hereby resolves to adopt the attached Big Horn County Floodplain Regulations, which amend and replace the Big Horn County Floodplain Regulations that were adopted in 2005.

ENACTED:

This 18th day of September, 2025, in Hardin, Montana.

BOARD OF COMMISSIONERS
BIG HORN COUNTY, MONTANA



Lawrence Big Hair, Presiding Officer



George Real Bird III, Member



Larry Vandersloot, Member

ATTEST:



Peri Schenderline

Deputy Clerk and Recorder