

**MINUTES  
COUNCIL WORKSHOP  
SEPTEMBER 12, 2017 6:30 P.M.  
COUNCIL CHAMBERS**

A Council Workshop was held in the Council Chambers and called to order by Mayor Mark Mace at 6:30 p.m. on September 12, 2017.

**COUNCIL MEMBERS PRESENT:**

<input checked="" type="checkbox"/> Emelie Eaton	<input checked="" type="checkbox"/> Doug Poehls
<input checked="" type="checkbox"/> Bruce McGee	<input checked="" type="checkbox"/> Richard Herr
<input checked="" type="checkbox"/> Chuck Dickerson	<input checked="" type="checkbox"/> Scot Stokes
<input checked="" type="checkbox"/> Tom Nelson	<input checked="" type="checkbox"/> Bill Mountsier

**OTHERS PRESENT:**

Heidi Jensen, CAO

**Public Input**

Curt Lord, 418 West 12<sup>th</sup> Street, handed out and read a portion of a letter addressed to the City Council. The letter and supporting documents are attached to these original minutes.

Curt stated that this is a personal letter that is not from the Laurel Rod and Gun Club. He read the following portion during the meeting.

“I am writing this response to point out some of the misleading information that Mayor Mark Mace’s memorandum has in it. I believe it is necessary to provide this information to the elected leaders of Laurel so they can make an informed decision regarding shooting and buildings preservation of Riverside Park. The fact is the LRGC is not asking for City funds to repair the Building. The LRGC has proposed paying for the total cost to remediate the mold, asbestos, and restore the building to as good as or better that it was before the flood. In addition it would be foolish to use City funds to demolish buildings that a local club is willing to repair for no cost to the City. Mayor Mark Mace’s statements are very confusing and misleading based on the following facts.

1. The LRGC did sign a lease which has a clause in it that shooting sunsets in May 2018. However they were also told by a councilman that it was not set in stone and could be overturned by the will of the citizens. I believe the will of the citizens for Riverside Park was clearly stated at the Riverside Park Master plan open house.(See attached results) Furthermore they were told at the time that the City would lease them the building at a later date when it was repaired.

2. The LRGC has been searching for property but has not been able to find any within a reasonable distance to town or at a reasonable cost. That is why they are willing to fix the building in the Park and have also offered to help with the camping and caretaking as have the JC’s. They are not attacking City Staff and have not reported anything in the paper that is not true, not has the press reported anything that was not true on their behalf. For our Mayor to “remain firm that the best interest of the City is to remove the structures”, does not make sense

to me. Demolition was estimated at \$35,000 just for the LRGC building, not including mold and asbestos remediation that would need to be done first.”

At this time, Mayor Mace informed Mr. Lord that his three minutes were up.

### General Items

- Appointment - Laurel Volunteer Ambulance Service

Sherry Sauskojus, 4310 Christianson Road, introduced Ashlee Fritzler, Josiah Laszloffy, and Samantha Ostwald to the Council. Ashlee, Josiah, and Samantha recently completed the EMT class. Josiah was appointed to the Fire Department six months ago.

Chuck questioned how many volunteer ambulance attendants will be on the department with the addition of these three appointments.

Sherry stated that the department will have 23 EMT's. The ratio of experienced EMT's to new EMT's is very low and it will take approximately six months to train the new hires.

### Executive Review

- Resolution - Approve properties for the Residential Sidewalk Replacement Program

Heidi stated that this resolution has been removed. There was confusion between the Code Enforcement Office and Clerk's Office regarding the Sidewalk Replacement Program. Staff will get the correct information together and the resolution will be placed on a future agenda.

- Resolution - Accept BNSF Bicycle Emergency Response Team Grant

Heidi stated that this resolution has been removed, as there was not enough information provided to the City's legal staff about this grant.

- Council Issues:

- Update on 2011 Yellowstone River flooding event

Heidi stated that staff will meet with Great West Engineering on Thursday to discuss the removal of the rock at the old intake. The Army Corps permit requires the City to remove the rock weir during low flow. Since the river is currently very low with most of the rock exposed, it is an optimal time to remove the rock. The Corps has contacted the City's engineering firm and would like to do a tour at the end of September. The Corps will review the plans for the old intake and discuss how the project went to ensure that the City complied with all of the permits.

### Other Items

There were none.

### Review of draft council agenda for September 19, 2017

There was no discussion.

### Attendance at the September 19, 2017 council meeting

Tom Nelson will be absent.

Announcements

Mayor Mace mentioned that Ray Ezell, Chief Building Official, passed the required certifications for Building Code Official, Fire Inspector, and Playground Safety within two months of hire.

Richard followed up with Fox Lumber regarding the wood pile. He spoke with a supervisor and confirmed that the City of Laurel did not ask Fox Lumber to remove the wood pile. He was informed that the EPA had asked Fox Lumber to remove the wood pile.

Scot asked to be placed on the next Council agenda for permission to be absent from the City for more than ten days.

Tom asked for discussion regarding the cat issue on south side of town at the next council workshop. Heidi will have police representation at the discussion.

Recognition of Employees

- Mike Furman, Jr. 8 years of service on September 17<sup>th</sup> Laurel Library
- Jeremiah Johnson 6 years of service on September 6<sup>th</sup> Police Officer
- Sam Painter 5 years of service on September 4<sup>th</sup> City Attorney
- Corey Nicholson 1 year of service on September 12<sup>th</sup> WWTP

The council workshop adjourned at 6:43 p.m.

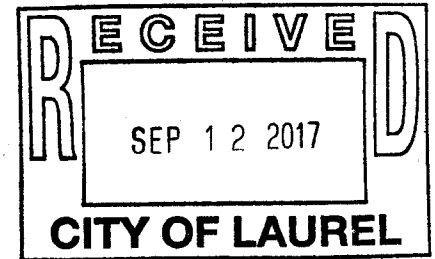
Respectfully submitted,



Brittney Moorman  
Administrative Assistant

**NOTE: This meeting is open to the public. This meeting is for information and discussion of the Council for the listed workshop agenda items.**

Curtis Lord  
418 West 12<sup>th</sup> St.  
Laurel, MT. 59044



**Response to Mayor's Memorandum dated September 5, 2017**

To: City Council Members  
From: Curtis Lord  
Date: September 5, 2017

I am writing this response to point out some of the misleading information that Mayor Mark Mace's memorandum has in it. I believe it is necessary to provide this information to the elected leaders of Laurel so they can make an informed decision regarding shooting and building preservation of Riverside Park. The fact is the LRGC is not asking for City funds to repair the Building. The LRGC has proposed paying for the total cost to remediate the mold, asbestos, and restore the building to as good as or better that it was before the flood. In addition it would be foolish to use City funds to demolish buildings that a local club is willing to repair for no cost to the City. Mayor Mark Mace's statements are very confusing and misleading based on the following facts.

1. The LRGC did sign a lease which has a clause in it that shooting sunsets in May 2018. However they were also told by a councilman that it was not set in stone and could be overturned by the will of the citizens. I believe the will of the citizens for Riverside Park was clearly stated at the Riverside Park Master plan open house. (See attached results) Furthermore they were told at the time that the City would lease them the building at a later date when it was repaired.
2. The LRGC has been searching for property but has not been able to find any within a reasonable distance to town or at a reasonable cost. That is why they are willing to fix the building in the Park and have also offered to help with the camping and caretaking as have the JC'S. They are not attacking City Staff and have not reported anything in the paper that is not true, nor has the press reported anything that was not true on their behalf. For our Mayor to "remain firm that the best interest of the City is to remove the structures", does not make sense to me. Demolition was estimated at \$35,000 just for the LRGC building, not including mold and asbestos remediation that would need to be done first. Repair of the same building has an estimate of \$45,000. (see attached bid)
3. The LRGC has checked in to the costs of repair and have spoken with the flood plain administration along with the County Sanitation Department about the building. They were told that the building and the septic system are existing structures and can be repaired or replaced if

needed. (See attached letter from Riverstone Health). They are willing to do that. There is a bid to repair the LRG building from Alpha Omega. According to Willy Johnson, the owner, he has not been asked since 2012 to give a bid to repair any of the buildings in Riverside Park. He is willing to partner up with a team and donate some of their resources if the building can be saved. (see attached email from Willy) This would even make it less than \$45,000 to repair the LRG building. He is very interested in repairing the building even though according to the CAO, the Johnson's did not respond to her request for bids.

4. The Mayor states their estimates did not include costs to remediate the dangerous levels of lead present. There is no lead in the LRG building. He also mentions costs of specialized HVAC System to remove the lead dust. LRG does not currently shoot indoors and does not need one. I believe he is getting the 2 buildings confused. Never the less it is not going to cost the City anything, the club has offered to pay for it.
5. According to Great North West, the City's Engineer, and Noel Eaton, the city planner, the building does not have to comply with the 2 feet above base flood elevation unless the cost of restoration exceeds 50% of the value of the structure. I am quite sure the value of the building exceeds \$100,000.00.
6. The LRG will and always has followed proper gun safety along with having range officers on sight at all times shooting is taking place. Shot from a shot gun past what the range officers can see is less of a threat than fallout from the fireworks on the 4th of July. The subdivision going in to the south is supposed to be an industrial subdivision and just to the South East a land owner has his own shooting range so shooting is still going to be happening in the immediate area.

In closing, I would like to remind the City Council that it is elected by the people, for the people. It is your duty to vote with the majority of your voters. I understand that you must keep safety in mind, but remember they have shot there almost 100 years safely and are only asking for controlled, instructed, supervised shooting. Also keep in mind that 156 people asked for you to allow shooting sports in Riverside Park at the Riverside Park Master Plan open house. Also note that 100 attendees want to see the Historic Buildings restored along with another 55 wanting them renovated. See attached Riverside Park Open House Attendee's Priorities sheet.

Sincerely,



Curtis Lord

Cc: Mayor Mark Mace

**Riverside Park Open House  
Potential Park Improvements  
Attendee Priorities**

<b>Proposed Improvement</b>	<b>Very Important</b>	<b>Important</b>	<b>Total Attendee Tallys</b>
Water and Restrooms	78	35	113
Restore Historic Buildings	87	13	100
RV Park and Camping	54	27	81
Removal of Dump	3	55	58
Lighting	8	49	57
Revenue Generation	34	20	54
Interpretive Signs	17	35	52
Picnic Shelters	16	32	48

These are improvements that garnered over 40 attendee tallys as being either very important or important.

**Riverside Park Open House  
Priorities as Identified by  
Attendees on Other Priorites Poster #1**

<b>Priorities</b>	<b>Total Attendee Tallys</b>
Trap Shooting	86
Restore Kids Shooting Programs	75
Renovate Buildings	55

These are priorities suggested by attendees at the open house.

**Riverside Park Open House  
Priorities as Identified by  
Attendees on Other Priorites Poster #2**

<b>Priorities</b>	<b>Total Attendee Tallys</b>
Allow Shooting Sports	156
Provide Restrooms	33
Provide Camping	28

These are priorities suggested by attendees to the open house.



## Alpha-Omega Disaster Restoration

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P.O.Box 1108  
Laurel, MT 59044  
Phone: (406) 628-0178  
Fax: (866) 448-4730  
Tax ID 20-5238650

Client: Rod and Gun Laurel C/O Chris  
Property: Laurel, MT 59044

Home: (406) 628-4796

Operator: WILLY

Estimator: Mitch Wardell  
Business: 204 East Main Street  
Laurel, MT 59044

Business: (406) 628-0178  
E-mail: mitch@alphaend.com

Type of Estimate: <NONE>

Date Entered: 12/27/2012

Date Assigned:

Price List: MTBI8X\_APR17

Labor Efficiency: Restoration/Service/Remodel

Estimate: CITY-LAUREL

**Thank you for allowing Alpha-Omega to serve you. The following is the billing information about your property. All pricing is composed from a national data base formed for contractors. It is reflective of the historical data collected from the State of Montana. If we can be of further assistance to you please feel free to contact the author of this estimate.**



## Alpha-Omega Disaster Restoration

P.O.Box 1108  
 Laurel, MT 59044  
 Phone: (406) 628-0178  
 Fax: (866) 448-4730  
 Tax ID 20-5238650

### CITY-LAUREL

#### General

DESCRIPTION	QTY
50. Content Manipulation charge - per hour	6.00 HR
51. Contamination - pre & post test - full service (Bid item) Per Northern Industrial hygiene	1.00 EA
52. Dumpster load - Approx. 12 yards, 1-3 tons of debris	2.00 EA
55. Add for HEPA filter (for neg. air machine/vacuum - Large)	2.00 EA
56. Add for HEPA filter (for canister/backpack vacuums)	2.00 EA
57. Respirator cartridge - organic vapor & acid gas (per pair)	2.00 EA

#### Remediation

DESCRIPTION	Height: 8'	QTY
1. Clean the walls and ceiling		416.84 SF
125. HEPA Vacuuming - Detailed - (PER SF)		500.35 SF

DESCRIPTION	Height: 8'	QTY
7. Tear out wet non-salvageable carpet, cut/bag - Cat 3 water		929.25 SF
3. Tear out non-salv underlayment & bag - Category 3 water		929.25 SF
4. Clean more than the walls and ceiling		2,598.50 SF
6. Seal the floor w/anti-microbial coating - one coat		929.25 SF
53. Neg. air fan/Air scrub.-Large (per 24 hr period)-No monit. (1 unit, 5 days)		5.00 DA
124. HEPA Vacuuming -Detailed - (PER SF)		2,598.50 SF
162. Air mover axial fan (per 24 hour period) - No monitoring (2 units, 5 days)		10.00 EA

DESCRIPTION	Height: 8'	QTY
8. Tear out non-salv wood floor & bag - Category 3 water		68.47 SF
12. Tear out wet paneling, bag for disposal - Cat 3		70.00 SF
9. Seal the floor w/anti-microbial coating - one coat		68.47 SF
10. Clean more than the walls and ceiling		420.94 SF





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**CONTINUED - Offset**

<b>DESCRIPTION</b>	<b>QTY</b>
123. HEPA Vacuuming - Detailed - (PER SF)	420.94 SF

<b>Dinning/Bar</b>	<b>Height: 8'</b>
<b>DESCRIPTION</b>	<b>QTY</b>
49. Tear out baseboard	96.67 LF
13. Tear out wet paneling, bag for disposal - Cat 3	300.00 SF
14. Tear out wet drywall, cleanup, bag, per LF - to 4' - Cat 3	65.00 LF
15. Clean more than the walls and ceiling	3,490.50 SF
16. Seal the floor perimeter w/anti-microbial coating - one coat	125.67 SF
28. Remove Custom cabinets - base units	18.00 LF
54. Neg. air fan/Air scrub.-Large (per 24 hr period)-No monit. (1 unit, 5 days)	5.00 DA
122. HEPA Vacuuming - Detailed - (PER SF)	3,490.50 SF
127. Paneling	1,005.33 SF
163. Air mover axial fan (per 24 hour period) - No monitoring (2 units, 5 days)	10.00 EA

<b>Storage/behind fire place</b>	<b>Height: 8'</b>
<b>DESCRIPTION</b>	<b>QTY</b>
18. Tear out wet paneling, bag for disposal - Cat 3	400.00 SF
19. Clean more than the walls and ceiling	771.72 SF
20. Seal the floor perimeter w/anti-microbial coating - one coat	61.17 SF
121. HEPA Vacuuming - Detailed - (PER SF)	771.72 SF

<b>BBQ Area</b>	<b>Height: 8'</b>
<b>DESCRIPTION</b>	<b>QTY</b>
22. Tear out wet drywall, cleanup, bag, per LF - to 4' - Cat 3	20.00 LF
23. Tear out wet paneling, bag for disposal - Cat 3	50.00 SF
24. Remove Custom cabinets - base units	5.00 LF
25. Clean more than the walls and ceiling	587.22 SF
27. Seal the floor perimeter w/anti-microbial coating - one coat	47.67 SF
120. HEPA Vacuuming - Detailed - (PER SF)	587.22 SF



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### Bath Entry 1

Height: 8'

#### DESCRIPTION

QTY

29. Tear-out wet paneling, bag for disposal - Cat 3	172.00 SF
30. Clean more than the walls and ceiling	217.85 SF
32. Seal the walls w/anti-microbial coating - one coat	172.00 SF
119. HEPA Vacuuming - Detailed - (PER SF)	217.85 SF
153. Remove Cove base molding - rubber or vinyl, 4" high	21.50 LF

### Bathroom 1

Height: 8'

#### DESCRIPTION

QTY

33. Tear out wet paneling, bag for disposal - Cat 3	174.67 SF
34. Clean more than the walls and ceiling	234.25 SF
36. Seal the walls w/anti-microbial coating - one coat	174.67 SF
118. HEPA Vacuuming - Detailed - (PER SF)	234.25 SF
154. Remove Cove base molding - rubber or vinyl, 4" high	21.83 LF

### Heater

Height: 8'

#### Subroom: Heater (1)

Height: 8'

#### DESCRIPTION

QTY

117. HEPA Vacuuming - Detailed - (PER SF)	116.80 SF
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### Bath Entry 2

Height: 8'

#### DESCRIPTION

QTY

37. Tear out wet paneling, bag for disposal - Cat 3	172.00 SF
38. Clean more than the walls and ceiling	218.83 SF
40. Seal the walls w/anti-microbial coating - one coat	172.00 SF
116. HEPA Vacuuming - Detailed - (PER SF)	218.83 SF
155. Remove Cove base molding - rubber or vinyl, 4" high	21.50 LF

### Bathroom 2

Height: 8'

#### DESCRIPTION

QTY

41. Tear out wet paneling, bag for disposal - Cat 3	174.67 SF
42. Clean more than the walls and ceiling	234.25 SF
43. HEPA Vacuuming - Detailed - (PER SF)	234.25 SF



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**CONTINUED-- Bathroom 2**

DESCRIPTION	QTY
44. Seal the walls w/anti-microbial coating - one coat	174.67 SF
156. Remove Cove base molding - rubber or vinyl, 4" high	21.83 LF

<b>Kitchen</b>		<b>Height: 8'</b>
DESCRIPTION		QTY
45. Remove Custom cabinets - base units		20.00 LF
46. Tear out wet drywall, cleanup, bag, per LF - to 4' - Cat 3		61.00 LF
47. Seal part of the walls w/anti-microbial coating - one coat		122.00 SF
48. Tear out baseboard		61.00 LF
115. HEPA Vacuuming - Detailed - (PER SF)		917.00 SF
164. Air mover axial fan (per 24 hour period) - No monitoring (2 units, 5 days)		10.00 EA

**Rebuild**

<b>Dance Floor</b>		<b>Height: 8'</b>
DESCRIPTION		QTY
109. Underlayment - 5/8" BC plywood		929.25 SF
110. Carpet		1,068.64 SF
15 % waste added for Carpet.		

<b>Offset</b>		<b>Height: 8'</b>
DESCRIPTION		QTY
111. Oak flooring - #1 common - no finish		68.47 SF
112. Sand & finish wood floor (nat.finish) - water-based/latex		68.47 SF
114. 1/2" BC plywood		100.00 SF
126. Stain & finish paneling		100.00 SF

<b>Dinning/Bar</b>		<b>Height: 8'</b>
DESCRIPTION		QTY



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### CONTINUED - Dining/Bar

DESCRIPTION	QTY
128. Paneling	300.00 SF
129. R&R 1/2" drywall - hung, taped, heavy texture, ready for paint	300.00 SF
130. Seal/prime then paint the surface area twice (3 coats)	500.00 SF
158. Baseboard - 2 1/4" stain grade	96.67 LF
161. Custom cabinets - base units	18.00 LF

DESCRIPTION	QTY	Height: 8'
Storage/behind fire place		
131. Paneling	400.00 SF	

DESCRIPTION	QTY	Height: 8'
BBQ Area		
132. R&R 1/2" drywall - hung, taped, heavy texture, ready for paint	90.00 SF	
136. Seal/prime then paint the walls twice (3 coats)	381.33 SF	
160. Custom cabinets - base units	5.00 LF	

DESCRIPTION	QTY	Height: 8'
Bath Entry 1		
141. Paneling	172.00 SF	
149. Cove base molding - rubber or vinyl, 4" high	21.50 LF	
157. Plumbing service call to check water heater and wall heater	1.00 EA	

DESCRIPTION	QTY	Height: 8'
Bathroom 1		
142. Paneling	174.67 SF	
146. Toilet - Detach & reset	1.00 EA	
150. Cove base molding - rubber or vinyl, 4" high	21.83 LF	



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**Bath Entry 2**

DESCRIPTION	Height: 8'	QTY
143. Paneling		172.00 SF
151. Cove base molding - rubber or vinyl, 4" high		21.50 LF

**Bathroom 2**

DESCRIPTION	Height: 8'	QTY
144. Paneling		174.67 SF
147. Toilet - Detach & reset		1.00 EA
152. Cove base molding - rubber or vinyl, 4" high		21.83 LF

**Kitchen**

DESCRIPTION	Height: 8'	QTY
148. R&R 1/2" drywall - hung, taped, heavy texture, ready for paint		244.00 SF
137. Seal/prime then paint the walls twice (3 coats)		488.00 SF
145. Custom cabinets - base units		20.00 LF
159. Baseboard - 2 1/4" stain grade		61.00 LF

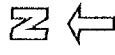
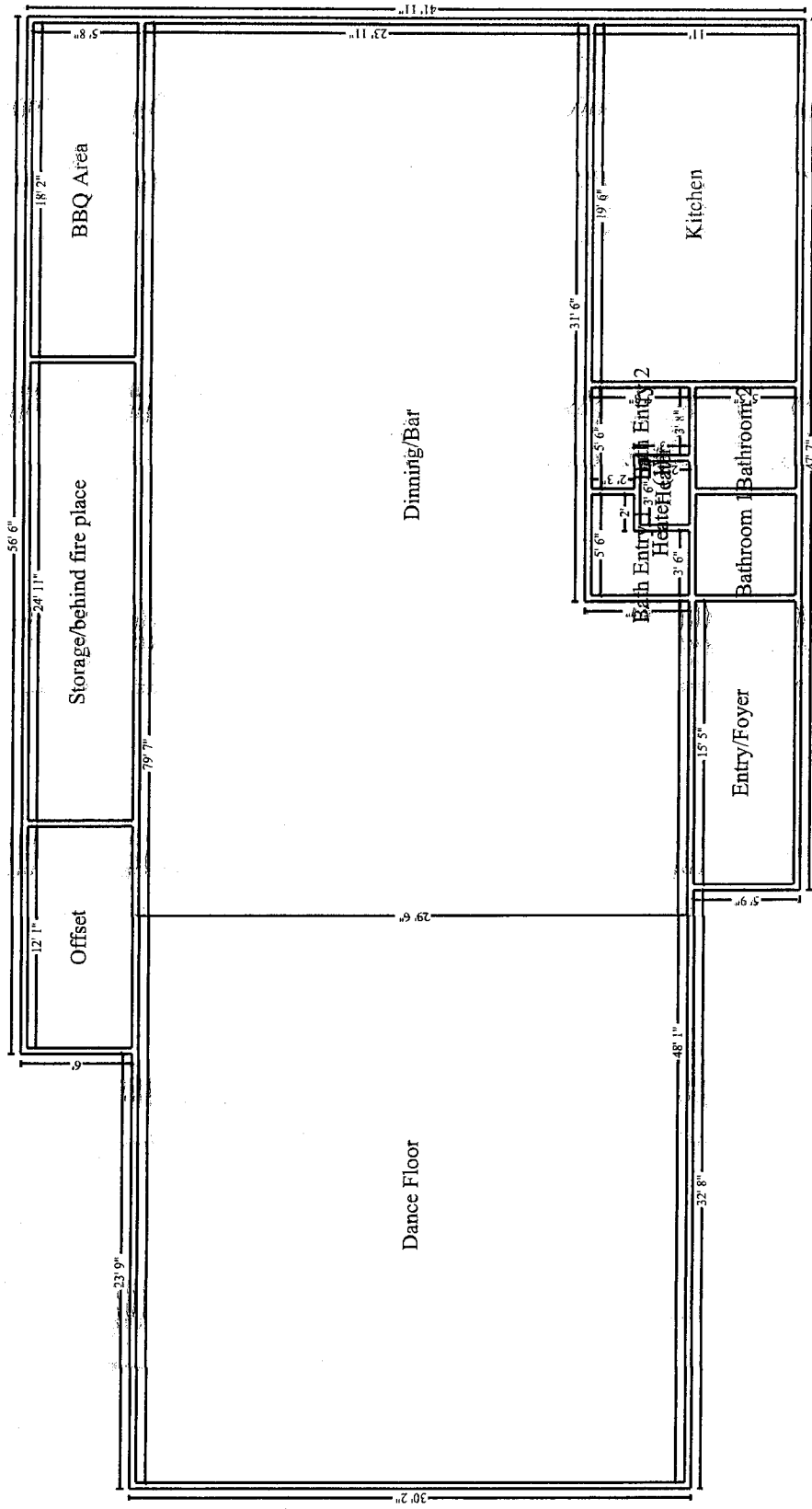
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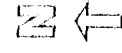
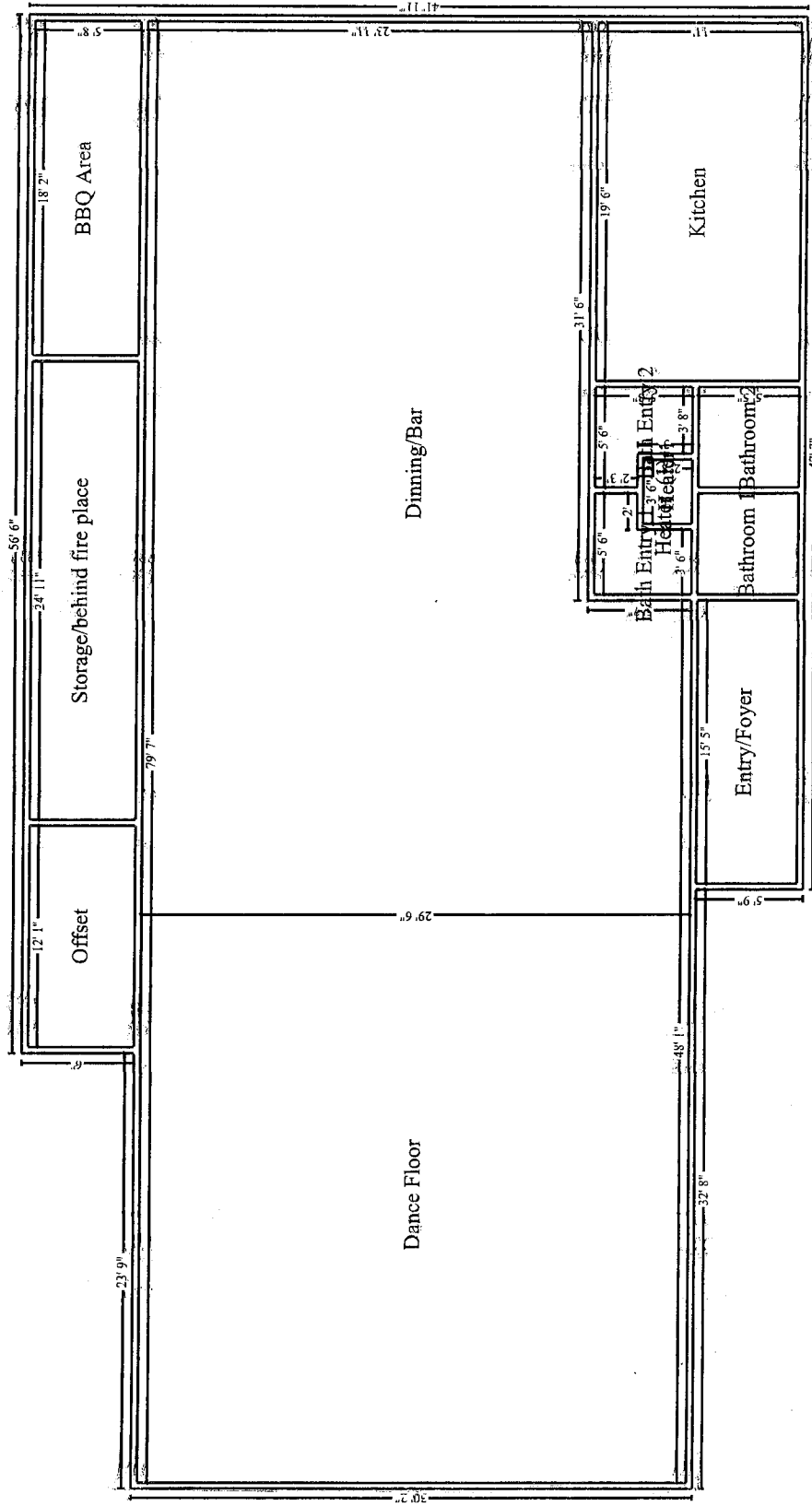
\$45,092.96

Mitch Wardell

**Grand Total Areas:**

9,025.92 SF Walls	5,795.25 SF Ceiling	14,821.18 SF Walls and Ceiling
5,795.25 SF Floor	643.92 SY Flooring	1,128.24 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	1,128.24 LF Ceil. Perimeter
5,795.25 Floor Area	6,066.96 Total Area	9,025.92 Interior Wall Area
4,398.00 Exterior Wall Area	488.67 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	







Connecting you to a better life.

September 7, 2017

Curtis Lord  
418 West 12th Street  
Laurel, MT 59044

RE: Septic Repair - Floodplain  
Riverside Park-Laurel  
Yellowstone County

Dear Curt:

Thank you for the phone call yesterday and bringing me "up to speed" on the situation over at Riverside Park in Laurel. From that conversation, I understand that there is a current septic system operating without any indication of failure located completely within the 100-year floodplain of the Yellowstone River. In order to address your inquiry, it is and always has been the procedure here at RiverStone Health, the Local City/County Health Department, to address properties in the floodplain as follows:

- For existing systems: when an existing septic system fails (backs up or surfacing sewage) then the system may be repaired or replaced on the property. In many cases, only a portion of the parcel is in the floodplain and therefore the replacement area drainfield must be located in the area outside the floodplain. Essentially, the Department will take every measure to bring the property up to Code as possible when relocating the replacement drainfield.
- For new systems: the County Rules do not allow new systems to be located within 100 feet of the 100-year floodplain delineation.

Finally, in our discussion I mentioned the park's proximity to Laurel's municipal water and sewer systems. This would of course be the best option for the park in terms of providing water and sewer. Hope this helps.

If you have any questions, please call 256-2770.

Sincerely,

Adam Harris | REHS/RS  
Environmental Health Services

.....  
RiverStone Health

123 South 27th St. | Billings, MT 59101  
Office: 406.256.2770  
Fax: 406.256.2767

.....  
Adam.Har@riverstonehealth.org  
[www.riverstonehealth.org](http://www.riverstonehealth.org)

*Our Mission is to Improve Life, Health and Safety*



**From:** Willy  
**Sent:** Wednesday, September 6, 2017 5:19 PM  
**To:** 'Curt Lord'  
**Subject:** Alpha Omega

Curtis, I have attached the entire estimate that was prepared on December 27, 2012.

Looks like we gave it to Chris when he work at the city. The other one you have is not relevant and should be discarded. It was for demo only and no mold remediation.

The estimate shows a a two part picture. The first being remediation and the second being rebuild. It appears to be a close split for both of them financially. About 22K each

We are willing to partner up with a team and donate some of our resources if the building can be saved.

Willy Johnson, Owner  
Alpha Omega Disaster Restoration  
Office: 406/628-0178  
Fax: 1-866/448-4730



We appreciate and value your feedback! Click here to review: <https://goo.gl/TsRR6l>

Matthew 5:9

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**From:** Curt Lord [mailto:[calord3@hotmail.com](mailto:calord3@hotmail.com)]  
**Sent:** Wednesday, September 06, 2017 5:17 PM  
**To:** Willy  
**Subject:** Re:

yes