

**BOARD OF MADISON COUNTY COMMISSIONERS**  
**May 9, 2016, Meeting Minutes**

On Monday, May 9, 2016, a meeting of the Board of Madison County Commissioners came to order at 9:50 a.m. in the Commissioners' Conference Room of the Administrative Office Building in Virginia City, Montana, with Commissioners David Schulz, Chairman, Ron Nye, and Jim Hart present. Jani Flinn, Relief Clerk, was present to take minutes.

Those people in attendance at the meeting were Leona Stredwick, Charity Fechter, Christina Calabrese, Mindy Cummings, Justin Houser, Dave Albert, Amanda Harris, Cindy Younkin, Sarah Caldwell, Van Puckett, Jennifer Madgic, Melissa Brummell, Chris Hunt, and Ron Walter.

**Approval of Minutes:** Ron Nye moved to approve the May 2, 2016, meeting minutes, as corrected. Jim Hart seconded the motion. All voted aye and the motion carried.

**Claims:** The Board approved claims.

**Airports:**

- **NorthWestern Energy Agreement:** This item was continued until a later time.
- **FAA Reimbursable Agreement (PAPI flight check):** After review, Jim Hart moved to approve Agreement Number AJW-ON-AAC-16-A888, Non-Federal Reimbursable Agreement between Department of Transportation Federal Aviation Administration and Madison County, Montana, Ennis, MT for PAPI Flight inspection services at Ennis/Big Sky Airport at a total estimated cost of \$6,755.98. Ron Nye seconded the motion. All voted aye and the motion carried.

**Planning Office:** Charity Fechter, Planning Director, and Leona Stredwick, Planning Technician, met with the Board to discuss the following topics:

- **Lower Ulery's 2 – Final Plat:** Christina Calabrese and Mindy Cummings, Lone Mountain Land Company were present for this portion of the meeting. Leona reviewed the project and presented the final plat. After discussion, Jim Hart moved to accept and approve the final plat for Lower Ulery's 2 Subdivision PUD (Moonlight Basin Ranch), to create 2 condominium lots of 2.95 and 3.17 acres for 16 detached condominium units and a road tract of 0.13 acres on 6.25 acres of an unplatted tract of land located west of Moonlight Trail, northwest of the Moonlight Basin entry and east of Ulery's Lake situated in the SE1/4, Section 13, T6S, R2E, PMM, per recommendation of the Planning Board, approve the Subdivision Improvements Agreement for the site preparation, sewer, water, storm drain, and roadway improvements, and accept Performance Bond #1001006853 from U.S. Specialty Insurance Company in the amount up to \$50,000,000 as the financial guarantee for the \$1,126,347.50 in improvements. Ron Nye seconded the motion. All voted aye and the motion carried.
- **Sign Plat Amendment for Lot 35A, Yellowstone Mountain Club:** NOTE: this was listed incorrectly on the Agenda as 37A. Justin Houser, Houser Engineering, attended this portion of the meeting. The Amended Plat was approved at a meeting of the Board of Commissioners on December 7, 2015, but the developer waited to get final signatures. After discussion, Jim Hart moved to affirm the motion made December 7, 2015, and sign the Amended Plat of Lot 35A, Phases 1&2 Subdivision, Yellowstone Mountain Club as recommended by the Planning staff. Ron Nye seconded the motion. All voted aye and the motion carried.
- **Subdivision Compliance – Lot 3 Bear Creek Estates:** Dave Albert, Surveyor, Amanda Harris, First American Title, Cindy Younkin, Attorney, Sarah Caldwell, Landowner, and Van Puckett, Sanitarian, attended this portion of the meeting. Charity Fechter, Planning Director, reviewed Lot 3, Bear Creek Estates, located in a four lot subdivision on 66.74 acres. A house with attached garage was built on the lot within the "no-build archeological site" designated on the plat and outside of the building envelope designated on plans submitted to Madison County. After discussing the situation with the landowner, the title company, the banks, the builder, the surveyor, an archeologist, and the sanitarian, the Planning Department has come up with four potential resolutions. Charity presented maps and documentation, and the Board heard comments from the landowner and her attorney, the title company, and the surveyor.

After much discussion, Jim Hart moved to accept the recommendation of the Planning Department that the landowner amend the plat to 1) Survey a modified no-build archeological buffer zone buffer around the tipi rings as suggested; 2) Survey and show a 5-acre building envelope which contains, at a minimum, the house, corral and septic system. The bulk of the building envelope is to be sited to keep buildings and associated disruption areas as far away as possible from the no-build archeological zone; and 3) amend the septic permit for the constructed location. Ron Nye seconded the motion. All voted aye and the motion carried.

**Jennifer Madgic, Senator Testers' Field Representative**, gave the Board a Legislative update. Topics of discussion were: Postal service, PILT, SRS, Airports, Bridges, Big Sky, and healthcare. The Board asked for assistance in getting a traffic study done for Big Sky, and assistance with grant opportunities. Senator Tester will be in Montana to host a rural health summit on May 31, 2016.

**PHEP Grant Amendment:** Melissa Brummell presented the annual amendment to the Public Health Emergency Preparedness grant. The ten essential public health functions will stay the same. Ron Nye moved to approve Task Order 17-07-6-11-031-0 to Madison County Unified Government Master Contract, in the amount of \$29,179.00 for the current fiscal year. Jim Hart seconded the motion. All voted aye and the motion carried.

**Winter Road Maintenance Contract – Big Sky Owners Association:** Jim Hart moved to approve the 2016-2021 Big Sky Owners Association Winter Road Maintenance Agreement as advertised and recommended by the Big Sky Owners Association, and requested that Madison County Commissioners be given a final accounting annually of actual dollars expended. Ron Nye seconded the motion. All voted aye and the motion carried.

**Madison Valley Manor Renovation Project:** Darcel Cook, Madison Valley Manor Administrator, participated in this portion of the meeting via telephone. The Board discussed a request to purchase shades for the Sunroom at Madison Valley Manor. After discussion, Darcel agreed to put the project out to bid and then contact the Commissioners for approval.

**Blue Cross Blue Shield Fee Agreement for FY 16/17:** Vicki Tilstra, Finance Officer, attended this portion of the meeting. After discussion, Jim Hart moved to approve Madison County Healthcare Renewal Rates as presented by Blue Cross Blue Shield and accept the renewal rates as quoted for all three insurance options offered by Madison County, with full cost of base plan to be covered for employees. Ron Nye seconded the motion. All voted aye and the motion carried.

**Moore's Creek Pay Request #3, Change Order #2:**

- **Change Order #2:** After review, Jim Hart moved to approve Change Order No. 2 to Owner's Contract No. RRG-14-1599/HMGP DR1996 29-R, Moore's Creek Culvert Replacements for a net reduction to the contract price in the amount of \$9,023.50. Ron Nye seconded the motion. All voted aye and the motion carried.
- **Pay Request #3:** Jeremiah Theys, Great West Engineering, was not available via phone to discuss this item. The topic will be continued.

Jim Hart left the meeting at 3:00 p.m. to attend a Mental Health meeting.

**Change of Internet Service:** Chris Hunt, IT Manager, met with the Board to present changing the County Internet Services. After discussion, Ron Nye moved to accept a proposal to switch to 3 Rivers Communications High Speed Internet Service as recommended by the IT Manager. David Schulz seconded the motion. All voted aye and the motion carried.

Jim Hart returned to the meeting at 4:30 p.m.

**REACH Air -- Update on Membership Medical Usage: Ron Walter, Executive Director of Reach Air Medical Services**, met with the Board to give an analysis of the first quarter operations in Madison County for 2016. They have switched to internal billing in March and hired Ellen Steiner as their Montana representative. He will be attending legislative meeting in Helena and is meeting with insurance companies to negotiate rates. Ron plans to stop by Dispatch and possibly talk to our DES/Homeland Security department while he is in town. A new

agreement for Madison County was discussed which would become effective July 5, 2016. The Board will take it under consideration.

At 6:00 p.m., the meeting was continued to Tuesday, May 10, 2016.

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**Tuesday, May 10, 2016:** The meeting reconvened at 10:30 a.m. on Tuesday, May 10, 2016, with Commissioners David Schulz, Chairman, Ron Nye, and Jim Hart present. Jani Flinn, Relief Clerk, was present to take minutes.

**Moore’s Creek Pay Request #3:**

- **Pay Request #3:** Jeremiah Theys, Great West Engineering, participated in this portion of the meeting via telephone. After discussing construction progress and issues, Jim Hart moved to approve Contractor’s Application for Payment No. 3 for Moore’s Creek Culvert Replacements in the amount of \$172,366.34, less 1% MT gross receipts tax of \$1,723.66, for a total to TCA, Inc., Contractor, in the amount of \$169,379.33. Ron Nye seconded the motion. All voted aye and the motion carried.

**District 3 Road – Vehicle Lease:** Jim Hart, Road District 3, discussed purchasing two snow plow trucks with blade, wing & sander for his road district. The Board discussed fuel savings, staffing, and concerns about budget. After discussion, Jim Hart moved to advertise for the purchase of 1 or 2 snowplow trucks with blade, wing, and sander for Road District 3. Ron Nye seconded the motion. All voted aye.

At 11:00 a.m. the meeting was continued to Thursday, May 12, 2016.

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**Thursday, May 12, 2016:** The meeting reconvened at 9:30 a.m. on Thursday, May 12, 2016, with Commissioners David Schulz, Chairman, Ron Nye, and Jim Hart present. Jani Flinn, Relief Clerk, was present to take minutes.

**Airports:**

- **Northwestern Energy Agreement:** After review, Jim Hart moved to approve a Customer Agreement with NorthWestern Energy to relocate the three phase underground primary distribution where the construction for the Ennis/Big Sky airport improvements will be taking place, as discussed and recommended by Lance Bowser, Robert Peccia & Associates, at a cost estimated to be no less than \$15,153.00. Ron Nye seconded the motion. All voted aye and the motion carried.

With no further business, the meeting was adjourned at 9:45 a.m.

**Next meeting:** The next regular Commission meeting will be held on Monday, May 16, 2016, beginning at 10:30 a.m. in the Commissioners’ Conference Room of the Administrative Office Building in Virginia City, Montana.

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David Schulz, Chairman  
Board of Madison County Commissioners

Date Approved: May 16, 2016

Minutes prepared by:

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Jani Flinn, Relief Clerk

Attest: \_\_\_\_\_  
Kathleen Mumme, Clerk and Recorder, Madison County