



Doc #: 224963 Pages: 6 Book: Page:  
STATE OF MONTANA MADISON COUNTY  
Recorded 3/31/2026 1:10 PM KOI: COM-JRNL  
Paula McKenzie, CLERK & RECORDER  
Fee: \$ 0.00 BY: Paula McKenzie  
To: FILED, ,

**Madison County**  
**Commissioners Regular Meeting**  
March 24, 2026, 10:00 am Mountain Time until concluded  
103 W Wallace St, Virginia City, MT 59755, United States  
First Floor Public Meeting Room  
Administrative Office Building, Virginia City, Montana

**Present:**

Duke W. Gilman, Commissioner, District 1  
Ron E. Nye, Commissioner, District 2, Chairman  
William A. Todd, Commissioner, District 3

**In attendance:**

Ryan Wolter, IT Support Specialist, administered the Webex connection  
Heather Thurs, BOC Clerk

**Attendee List:**

Cody Marxer, Planning  
Beth Famiglietti, LMLC  
Sherrie High  
Dan High  
Shawna Lutgen, Grant Manager  
Kristi Millhouse, Finance  
Duncan Hedges, Sheriff  
Colton Lauer, County Attorney  
David Buchler, County Attorney  
Jordan Allhands, Justice of the Peace  
Brooke Schandelmeier

1. Call to Order, Pledge of Allegiance, Roll Call
2. Public Comment (Please Limit to 5 Minutes Per Person)

None

**3. Consent Agenda**

- 3.1. Minutes for March 16, 2026, Work Session
- 3.2. Minutes for March 16, 2026, Special Meeting
- 3.3. Minutes for March 17, 2026, Regular Meeting
- 3.4. Minutes for March 17, 2026, Special Meeting
- 3.5. Approval of Claims

**RESOLVED:** Commissioner Todd moved to approve the Consent Agenda with notation on the Claims that check #150639 was voided and replaced as check #150679 with corrected total of \$9,076.00.

Commissioner Gilman seconded the motion.

For: William Todd, Ron Nye, Duke Gilman. Motion passed.

Comment: None. Discussion: None.

#### **4. Reports of Committees**

None

#### **5. Unfinished Business**

None

#### **6. New Business**

##### **6.1. Madison Street - TRMCC ADA Improvements Payment #4 \$29,528.41**

Shawna Lutgen, Grant Manager commented project is proceeding as planned.

**RESOLVED:** Commissioner Todd moved to approve the Madison Street - TRMCC ADA Improvements Payment #4 \$29,528.41. Commissioner Gilman seconded the motion.

For: William Todd, Ron Nye, Duke Gilman. Motion passed.

Comment: Lutgen. Discussion: Commissioner Todd.

##### **6.2. Moonlight Basin Lee's Pool 1 Subdivision- SIA Extension**

Cody Marxer, Planning Director, presented historical insights, clarifying the county does not have an established timeline for completion of SIA. Projects are expected to take 3-5 years to complete in order to meet public safety requirements, etc. The projects are proceeding as planned. The extension will be granted through 12/31/2026.

**RESOLVED:** Commissioner Todd moved to approve Moonlight Basin Lee's Pool 1 Subdivision- SIA Extension. Commissioner Gilman seconded the motion.

For: William Todd, Ron Nye, Duke Gilman. Motion passed.

Comment: Marxer. Discussion: Commissioner Todd.

##### **6.3. Moonlight Basin Lee's Pool 2 Subdivision- SIA Extension**

Cody Marxer, Planning Director commented the SIA Extension is identical to the Moonlight Basin Lee's Pool 2 Subdivision- SIA Extension. The project is currently in compliance. The extension will be granted through 12/31/2026.

**RESOLVED:** Commissioner Todd moved to approve Moonlight Basin Lee's Pool 2 Subdivision- SIA Extension. Commissioner Gilman seconded the motion.

For: William Todd, Ron Nye, Duke Gilman. Motion passed.

Comment: Marxer. Discussion: None.

#### **6.4. Master Contract for the Provision of Public Health Services**

Commissioner Todd moved to continue the Master Contract for the Provision of Public Health Services. Commissioner Gilman seconded the motion.

For: William Todd, Ron Nye, Duke Gilman. Motion passed.

Comment: None Discussion: Commissioner Gilman, Commissioner Nye, and Commissioner Todd.

#### **6.5. Courthouse Final Move-out Date**

Commissioner Todd recommended establishing a final move-out date to have all departments remove belongings before construction. Each office needs to be responsible for their contents. Court Documents will need to be maintained in order. Court documents will require access-controlled accessibility throughout renovations and will need alternative storage. Commissioner Todd commented that any items left in the vault during construction could be compromised. David Buchler, County Attorney recommended the Commissioners hire a moving company. Discussion included the department heads are willing to participate and help oversee the movers to ensure all confidentiality and storage requirements are maintained throughout the moving process. Historical artifacts, documents, and antique furniture will be safeguarded and will be moved to climate-controlled storage units. Some low value surplus particle board furniture, outdated MCA books, and broken furniture will be disposed of.

**RESOLVED:** Commissioner Todd moved to establish April 30, 2026 as the final move-out date for the courthouse, with the Commissioners will hire the movers, and coordinate the process. Commissioner Gilman seconded the motion.

For: William Todd, Ron Nye, Duke Gilman. Motion passed.

Comment: Hedges, Allhands, Schandelmeier and Buchler. Discussion: Commissioner Todd, Commissioner Nye, and Commissioner Gilman

#### **6.6. Courthouse Contract Terms — AIA Document**

Colton Lauer, County Attorney presented historical context on the AIA document. The standard A1042017 contract as presented can be accepted with additional modifiers included to ensure compliance with statutes including Title XVIII. Commissioner Todd commented on the need to have an Owner's Manual with specifications upon completion of the project, to ensure proper utilization of the installed amenities. Lauer commented on the need to ensure proper insurance coverage for the county and the contractors. The scope of the project necessitates both bonding and insurance. It was recommended that the contractors have Commercial General Liability Insurance to cover up to approximately

\$12,000,000.00. Commissioner Gilman commented the county voted value of the construction project was approved at approximately \$11,600,000.00. Commissioner Todd noted a supplement "all risk" rider may be needed. Lauer commented the final contract negotiations will be completed at a later date. The preferred process is to add addendums, rather than to extend contract negotiations. The addendum is due today at 3:00.

RESOLVED: Commissioner Todd moved to approve the use of document A1042017 and to include Title XVIII addenda, an owner's manual addenda, and any other such changes as may be required.

#### 6.7. MOA EPA Brownfields Coalition

Lauer commented the county attorney's office had reviewed the MOA EPA Brownfield Coalition and recommend no edits.

RESOLVED: Commissioner Gilman moved to approve the MOA EPA Brownfields Coalition.

For: William Todd, Ron Nye, Duke Gilman. Motion passed.

Comment: Lauer. Discussion: Commissioner Nye

#### Adjournment

RESOLVED: With no further discussion, the meeting was adjourned at 10:38 am. The upcoming Commission meeting is scheduled for Tuesday, March 31, 2026, at 10:00 a.m. in the Public Meeting Room of the Administrative Building in Virginia City, Montana.

Signed: *Ronald E. Nye*

Date: *3/31/2026*

Ronald E. Nye, Commissioner, Chairman

Date Approved: March 31, 2026

Signed: *Heather Thurs*

Date: *3/31/2026*

Minutes prepared by:

Heather Thurs, BOC Clerk

Attest: *Paula McKenzie*

Date: *3/31/26*

Paula McKenzie, Clerk and Recorder, Madison County





Audio Type Name

	Brett Schriock
VoIP	Brett Schriock
	PA
VoIP	PA
	Ben Rumson
VoIP	Ben Rumson
	MS
VoIP	MS
	Nancy
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	Janie Alt
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	John
VoIP	John
	Anne Sullivan
VoIP	Anne Sullivan
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	Nadine Suesserman
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	Hanna Dietrich
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	Joanne Galiger
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