

Madison County Board of Commissioners Work Session

10:00 am Monday, February 23, 2026, until concluded

First Floor Public Meeting Room
Administrative Office Building, Virginia City, Montana

WebEx Login:

<https://madisoncounty.my.webex.com/madisoncounty.my/j.php?MTID=m07ca414a470500a811062b9438d9dfc5>

Meeting Number: 2554 056 7742 Password: VCMadison

Join by Phone: 1-650-479-3208 Password: 82623476

Press *6 to mute or unmute

Duke Gilman, District 1 Commissioner
Ron Nye, District 2 Commissioner, Chairman
Bill Todd, District 3 Commissioner

CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL

PUBLIC COMMENT (PLEASE LIMIT TO 5 MINUTES PER PERSON)

REPORTS OF COMMITTEES

- Madison County Courthouse Rehabilitation and Addition
- Nursing Home Update

UNFINISHED BUSINESS

- None

NEW BUSINESS

- MCEP's Planning Grant Discussion
- USDA Lease Extension Review for Lease 57-0325-06-005
- Forest Service Update
- Expanding Brownfields Inventory
- Treacy Foundation Grant - Letter of Intent
- Emergency Buildings Safety Updates
- SW MT Drug Task Force MOU Fiscal Year 2027
- Assigning Vehicles Received from the Sheriff's Department

ADJOURNMENT

February 10, 2026

RECEIVED
FEB 17 2026

William A. Todd, Chair
Madison County Board of Commissioners
PO Box 276
Virginia City, MT 59755

Dear Chair Todd:

The Montana Department of Commerce has evaluated all applications submitted for funding for the spring 2026 Montana Coal Endowment Program Planning Grant application cycle. Applications were evaluated by a review committee according to MCEP's Planning Grant Application Guidelines. Regretfully, your proposed project was not selected for funding in this grant cycle due to an especially competitive applicant pool and limited funding.

We realize your application represented many hours of hard work and we thank you for your continued interest in the MCEP Planning Grant Program. We will be reaching out to set up a time to discuss the review committee's specific findings, other potential sources of funding and reapplying in future grant cycles.

If you have any questions, please contact Community Resource Development Manager Tara Green at tara.green2@mt.gov or 406-841-2991.

Sincerely,



Mandy Rambo
Deputy Director

UNITED STATES DEPARTMENT OF AGRICULTURE LEASE AMENDMENT	LEASE AMENDMENT No. 6
	TO LEASE NO. 57-0325-06-005
ADDRESS OF PREMISES Sheridan USDA Service Center 402 South Main Sheridan, MT 59749	PDN Number: N/A

THIS AMENDMENT is made and entered into between **Madison County FBO – Ruby Valley Search & Rescue** whose address is: **110 Wallace St., Virginia City, MT 59755**

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to extend lease term.


NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon execution by the Government as follows:

1. Effective upon execution by the Government, the lease period of the above described premises will be extended from **December 13, 2022** through **November 30, 2026**.
2. **Effective December 13, 2022**, the Government will pay the Lessor annual rent of **\$23,888.00** payable at the rate of **\$1,990.67*** per month (representing **\$16.00*** per square foot for **1,493** rentable square feet of office space) in arrears. (*Rates may be rounded.)
3. The lease is amended to include FAR Part 52.204-25 (attached to this lease document) which will be initialed by the Lessor and Government.
4. The Lessor must have an active/updated registration in the System for Award Management (SAM) System (<https://www.sam.gov>) upon receipt of this lease Amendment. The Government will not process rent payments to Lessors without an active/updated SAM Registration.


This Lease Amendment contains 4 page.

All other terms and conditions of the lease shall remain in force and effect.
 IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

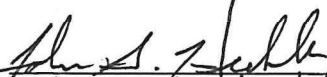
Signature: 
 Name: Dan W. Allhands
 Title: Chairman
 Entity Name: Madison County
 Date: 12-13-2022

FOR THE GOVERNMENT:

Signature: 
 Name: ELENA NORFOLK
 Title: Lease Contracting Officer, USDA
 Date: _____

Digitally signed by ELENA NORFOLK
Date: 2022.12.15 16:24:06 -05'00'

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: John S. Heckler
 Title: Commissioner
 Date: 12-13-2022

FAR 52-204-25

Prohibition on Contracting for Certain Telecommunications and Video Surveillance Services or Equipment (Nov 2021)

(a) *Definitions.* As used in this clause—

Backhaul means intermediate links between the core network, or backbone network, and the small subnetworks at the edge of the network (*e.g.*, connecting cell phones/towers to the core telephone network). Backhaul can be wireless (*e.g.*, microwave) or wired (*e.g.*, fiber optic, coaxial cable, Ethernet).

Covered foreign country means The People's Republic of China.

Covered telecommunications equipment or services means—

(1) Telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities);

(2) For the purpose of public safety, security of Government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities);

(3) Telecommunications or video surveillance services provided by such entities or using such equipment; or

(4) Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country.

Critical technology means—

(1) Defense articles or defense services included on the United States Munitions List set forth in the International Traffic in Arms Regulations under subchapter M of chapter I of title 22, Code of Federal Regulations;

(2) Items included on the Commerce Control List set forth in Supplement No. 1 to part 774 of the Export Administration Regulations under subchapter C of chapter VII of title 15, Code of Federal Regulations, and controlled—

(i) Pursuant to multilateral regimes, including for reasons relating to national security, chemical and biological weapons proliferation, nuclear nonproliferation, or missile technology; or

(ii) For reasons relating to regional stability or surreptitious listening;

(3) Specially designed and prepared nuclear equipment, parts and components, materials, software, and technology covered by part 810 of title 10, Code of Federal Regulations (relating to assistance to foreign atomic energy activities);

(4) Nuclear facilities, equipment, and material covered by part 110 of title 10, Code of Federal Regulations (relating to export and import of nuclear equipment and material);

(5) Select agents and toxins covered by part 331 of title 7, Code of Federal Regulations, part 121 of title 9 of such Code, or part 73 of title 42 of such Code; or

(6) Emerging and foundational technologies controlled pursuant to section 1758 of the Export Control Reform Act of 2018 (50 U.S.C. 4817).

Interconnection arrangements means arrangements governing the physical connection of two or more networks to allow the use of another's network to hand off traffic where it is ultimately delivered (*e.g.*, connection of a customer of telephone provider A to a customer of telephone company B) or sharing data and other information resources.

Reasonable inquiry means an inquiry designed to uncover any information in the entity's possession about the identity of the producer or provider of covered telecommunications equipment or services used by the entity that excludes the need to include an internal or third-party audit.

Roaming means cellular communications services (*e.g.*, voice, video, data) received from a visited network when unable to connect to the facilities of the home network either because signal coverage is too weak or because traffic is too high.

Substantial or essential component means any component necessary for the proper function or performance of a piece of equipment, system, or service.

(b) *Prohibition.*

(1) Section 889(a)(1)(A) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 115-232) prohibits the head of an executive agency on or after August 13, 2019, from procuring or obtaining, or extending or renewing a contract to procure or obtain, any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. The Contractor is prohibited from providing to the Government any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system, unless an exception at paragraph (c) of this clause applies or the covered telecommunication equipment or services are covered by a waiver described in FAR [4.2104](#).

(2) Section 889(a)(1)(B) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 115-232) prohibits the head of an executive agency on or after August 13, 2020, from entering into a contract, or extending or renewing a contract, with an entity that uses any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system, unless an exception at paragraph (c) of this clause applies or the covered telecommunication equipment or services are covered by a waiver described in FAR [4.2104](#). This prohibition applies to the use of covered telecommunications equipment or services, regardless of whether that use is in performance of work under a Federal contract.

(c) *Exceptions.* This clause does not prohibit contractors from providing—

(1) A service that connects to the facilities of a third-party, such as backhaul, roaming, or interconnection arrangements; or

(2) Telecommunications equipment that cannot route or redirect user data traffic or permit visibility into any user data or packets that such equipment transmits or otherwise handles.

(d) Reporting requirement.

(1) In the event the Contractor identifies covered telecommunications equipment or services used as a substantial or essential component of any system, or as critical technology as part of any system, during contract performance, or the Contractor is notified of such by a subcontractor at any tier or by any other source, the Contractor shall report the information in paragraph (d)(2) of this clause to the Contracting Officer, unless elsewhere in this contract are established procedures for reporting the information; in the case of the Department of Defense, the Contractor shall report to the website at <https://dibnet.dod.mil>. For indefinite delivery contracts, the Contractor shall report to the Contracting Officer for the indefinite delivery contract and the Contracting Officer(s) for any affected order or, in the case of the Department of Defense, identify both the indefinite delivery contract and any affected orders in the report provided at <https://dibnet.dod.mil>.

(2) The Contractor shall report the following information pursuant to paragraph (d)(1) of this clause

(i) Within one business day from the date of such identification or notification: the contract number; the order number(s), if applicable; supplier name; supplier unique entity identifier (if known); supplier Commercial and Government Entity (CAGE) code (if known); brand; model number (original equipment manufacturer number, manufacturer part number, or wholesaler number); item description; and any readily available information about mitigation actions undertaken or recommended.

(ii) Within 10 business days of submitting the information in paragraph (d)(2)(i) of this clause: any further available information about mitigation actions undertaken or recommended. In addition, the Contractor shall describe the efforts it undertook to prevent use or submission of covered telecommunications equipment or services, and any additional efforts that will be incorporated to prevent future use or submission of covered telecommunications equipment or services.

(e) *Subcontracts*. The Contractor shall insert the substance of this clause, including this paragraph (e) and excluding paragraph (b)(2), in all subcontracts and other contractual instruments, including subcontracts for the acquisition of commercial products or commercial services.

(End of clause)

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
5.2. USDA Lease Extension 57-0325-06-005
LEASE AMENDMENT

LEASE AMENDMENT No.5
70-LEAS-001
Lease Agreement_402 S.M... FBO Ruby Valley
57-0325-06-005

ADDRESS OF PREMISES
Sheridan USDA Service Center
402 South Main St
Sheridan, MT 59749

PDN Number: N/A

THIS AMENDMENT is made and entered into between **Madison County FBO- Ruby Valley Search & Rescue** whose address is: 110 Wallace St, Virginia City, MT 59755

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties here do desire to amend the above Lease.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon execution by the Government as follows:

1. The lease period of the above described premises will be extended from **December 13, 2019 through December 12, 2022**.
2. Effective **December 13, 2019**, the Government will pay the Lessor annual rent of **\$23,888.00** payable at the rate of **\$1990.67** per month representing **\$16.00** per square foot for **1,493 rentable** square feet in arrears.
3. There is no tax adjustment during this period.
4. The Lessor must have an active/updated registration in System for Award Management (SAM) System (<https://www.sam.gov>) upon receipt of this lease amendment. The Government will not process rent payments to Lessors without an active/updated SAM Registration.

This Lease Amendment contains 1 page.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

FOR THE GOVERNMENT:

Signature: *Don W. Allhands*
Name: Don W. Allhands
Title: Commission Chair
Entity Name: Madison County
Date: March 10, 2020

Signature: DANA SESSIONS Digitally signed by DANA SESSIONS
Date: 2020.03.16 15:30:23 -0400
Name: _____
Title: Lease Contracting Officer
The United States of Department of Agriculture
Date: _____

WITNESSED FOR THE LESSOR BY:

Signature: *Laurie Buyan*
Signature: _____
Name: Laurie Buyan
Title: Executive Assistant - Madison County
Date: March 10, 2020

<p align="center">GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</p> <p align="center">LEASE AMENDMENT</p>	<p>LEASE AMENDMENT No. 4</p>
<p>ADDRESS OF PREMISES</p> <p>SHERIDAN USDA SERVICE CENTER 402 SOUTH MAIN STREET SHERIDAN, MT 59749</p>	<p>TO LEASE NO. 57-0325-06-005</p> <p>PDN Number:</p>

THIS AMENDMENT is made and entered into between: **MADISON COUNTY FBO – RUBY VALLEY SEARCH & RESCUE** whose address is: 110 Wallace Street, Virginia City, MT 59755

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA (USDA)**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective December 13, 2016 as follows:

This Supplemental Lease Amendment (SLA) is issued to reflect the following:

The purpose of this Lease Amendment is for USDA to exercise a GSA approved (36) month Lease Extension for Lease No. 57-0325-06-005. The extension period is effective from December 13, 2016 thru December 12, 2019. The pre-negotiated price for this extension is \$16.00. The Sheridan USDA Service Center is 1,493 SF total. The total annual cost will be \$23,888.00 to be paid in arrears at \$1990.67 per month.

The Lessor must have an active registration in the System for Award Management (SAM), prior to the approval of the Lease Amendment and throughout the Lease Term.

The Government reserves the right to terminate this Lease, in whole or part, at any time by providing at least 120 days written notice to the Lessor.

All other terms and conditions of the Lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

This Lease Amendment contains 1 pages.

FOR THE LESSOR:

Signature: *James P. Hart*
 Name: JAMES P. HART
 Title: COMMISSION CHAIR
 Entity Name: MADISON COUNTY
 Date: 11/21/17

FOR THE GOVERNMENT:

Signature: *Mary Katherine Miller*
 Name: Mary Katherine Miller
 Title: Lease Contracting Officer
 Date: 12/6/17

WITNESSED FOR THE LESSOR BY:

Signature: *Laurie Buyan*
 Name: Laurie Buyan
 Title: Executive Assistant
 Date: 11-21-17

USDA, NATURAL RESOURCES CONSERVATION SERVICE LEASE AMENDMENT	LEASE AMENDMENT NO. 3 TO LEASE NO. 57-0325-06-005
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ADDRESS OF PREMISES
402 S Main Street, Sheridan, MT 59749
 THIS AGREEMENT, made and entered into this date by and between **Madison County, MT FBO Ruby Valley Search and Rescue** whose address is **110 W Wallace Street, Virginia City, MT 59755**

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective June 1, 2016, as follows:



This lease amendment is issued to change ownership of property from Robert L. Martin and Kathryn J. Martin to Madison County, MT FBO Ruby Valley Search and Rescue. **Lease expires 12/12/2016**. 1493 sq. ft. at \$16.00/sq. ft. NRCS shall pay the Lessor annual rent of \$23,888 payable monthly in arrears at a rate of \$1,990.67.

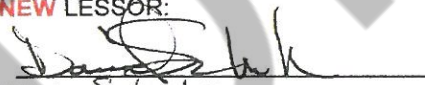
The Lessor must have an active registration in the System for Award Management (SAM) (via the internet at <https://www.sam.gov/portal/public/SAM>) prior to lease approval and throughout the life of the lease. To remain active, the Lessor must update or renew its registration annually. The Government will not process rent payments to Lessors without an active SAM registration. The Government will recognize no change of ownership of the leased premises until the new owner registers in the SAM system.

Lease Novation and Assumption Agreement, GSA forms 3517B, 3518 SAM, and 1217 shall become part of the Lease and all terms and conditions shall be binding throughout the lease term.

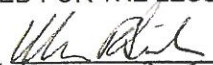
All other terms and conditions of the Lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE OLD LESSOR: Signature: <u></u> Name: <u>Robert L. & Kathryn Martin</u> Title: <u>Owner</u> Entity Name: _____ Date: <u>23 May 2016</u>	FOR THE GOVERNMENT: Signature: <u></u> Name: <u>Michelle Bales</u> Title: <u>Real Property Leasing Officer</u> <u>United States Department of Agriculture</u> Date: <u>6/8/16</u>
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FOR THE NEW LESSOR: Signature: <u></u> Name: <u>DAVID Schulz</u> Title: <u>CHAIR, MADISON COUNTY COMMISSION</u> Entity Name: <u>MADISON County FBO RVSR</u> Date: <u>20 May 2016</u>

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: William R. Sincere
 Title: Pres. Ruby Valley Search and Rescue
 Date: 20 May 2016

USDA - NATURAL RESOURCES CONSERVATION SERVICE SHERIDAN, MONTANA MADISON COUNTY LEASE AMENDMENT	LEASE AMENDMENT NO. 2
	TO LEASE NO. 57-0325-06-005

ADDRESS OF PREMISES 402 S. Main Street
 Sheridan, MT 59749

THIS AGREEMENT, made and entered into this date by and between Robert L. Martin and Kathryn J. Martin whose address is 290 Nye Road, Twin Bridges, Montana 59754

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective JANUARY 1, 2013, as follows:

Transfer ownership of building from Sheridan Property, LLC to Robert L. and Kathryn J. Martin for an annual rent of \$23,888.00 at the rate of \$1,990.67 per month to be paid in arrears. The rental payment will occur via direct deposit.

Novation Agreement, Warranty Deed, Assessor's Report, SF1199A, SAM and ORCA registrations all verified and in effect.

This lease is based on a rentable area of 1,493 Sq. Ft.

All other terms and conditions of the lease shall remain in force and effect.
 IN WITNESS WHEREOF, the parties subscribed their names as of the above date.




All other terms and conditions of the Lease shall remain in force and effect.
 IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Signature: *Robert L. Martin*
 Name: Robert L. Martin
 Title: Co-Owner
 Signature: *Kathryn J. Martin*
 Name: Kathryn J. Martin
 Title: Co-Owner
 Date: March 18, 2013

FOR THE GOVERNMENT:

Signature: *P. D. Renevier*
 Name: Patricia D. Renevier
 Title: Lease Contracting Officer
 Date: 3-20-13

United States Department of Agriculture	Supplemental Lease Agreement No. 1	Effective Date: 12/13/2011
SUPPLEMENTAL LEASE AGREEMENT		To Lease No.: 57-0325-06-005
Address of Premises: USDA-NRCS Service Center 402 S. Main Sheridan, MT 59749		
THIS AGREEMENT, made and entered into this date by and between Dan Bermingham, Sheridan Property, LLC		
Whose address is: 3049 Atherton Lane, Butte, MT 59701		
Hereinafter called the Lessor, and the United States of America, hereinafter called the Government:		
WHEREAS, the parties hereto desire to amend the above Lease.		
NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective <u>December 13, 2011</u> as follows:		
Exercise renewal option for the period <u>December 13, 2011 through December 12, 2016</u> at an annual rate of \$23,888.00 or \$1990.67 per month for 1,493 ABOA.		
Price per square foot is \$16.00/ABOA.		
All other terms and conditions of the lease shall remain in force and effect.		
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.		
LESSOR: By <u></u> Dan Bermingham		Date: <u>10/26/11</u> <u>CFO</u> (Title)
In Presence of <u></u> (Signature)		<u>3049 Atherton Ln</u> <u>Butte, MT 59701</u> (Address)
UNITED STATES OF AMERICA <u></u> (Signature)		Date: <u>10/31/11</u> Real Property Leasing Officer

**U.S. GOVERNMENT LEASE FOR REAL PROPERTY
(Short Form)**

1. LEASE NUMBER
57-0325-06-005

PART I - SOLICITATION/DESCRIPTION OF REQUIREMENTS (To be completed by Government)

A. REQUIREMENTS

The Government of the United States of America is seeking to lease approximately 1500 useable square feet of office space with off-street, on-site parking for a minimum of 9 vehicles, in the Sheridan, Montana city limits, or within one mile from the Sheridan city limits, for occupancy requested by September 25, 2006, a term of five years, with one five-year renewal option for personnel, furnishing and equipment..

INITIAL OFFERS ARE DUE ON OR BEFORE 4:00 p.m. August 16 2006.

B. STANDARD CONDITIONS AND REQUIREMENTS

The following standard conditions and requirements shall apply to any premises offered for lease to the UNITED STATES OF AMERICA (hereinafter called the GOVERNMENT):

Space offered must be in a quality building of sound and substantial construction, either a new, modern building or one that has undergone restoration or rehabilitation for the intended use.

The Lessor may be required to provide a valid Certificate of Occupancy for the intended use of the Government and shall meet, maintain, and operate the building in conformance with all applicable current (as of the date of this solicitation) codes and ordinances. If space is offered in a building to be constructed for lease to the Government, the building must be in compliance with the most recent edition of the building code, fire code, and ordinances adopted by the jurisdiction in which the building is located.

Offered space shall meet or be upgraded to meet the applicable egress requirements in National Fire Protection Association (NFPA) 101, Life Safety Code or an alternative approach or method for achieving a level of safety deemed equivalent and acceptable by the Government. Offered space located below-grade, including parking garage areas, and all areas referred to as "hazardous areas" (defined in NFPA 101) within the entire building (including non-Government areas), shall be protected by an automatic sprinkler system or an equivalent level of safety. Additional automatic fire sprinkler requirements will apply when offered space is located on or above the 6th floor. Unrestricted access to a minimum of two remote exits shall be provided on each floor of Government occupancy. Scissor stairs shall be counted as only one approved exit. Open-air exterior fire escapes will not be counted as an approved exit. Additional fire alarm system requirements will apply when offered space is located 2 or more stories in height above the lowest level of exit discharge.

The Building and the leased space shall be accessible to workers with disabilities in accordance with the Architectural Barriers Act Accessibility Standard (ABAAS).

The leased space shall be free of all asbestos containing materials, except undamaged asbestos flooring in the space or undamaged boiler or pipe insulation outside the space, in which case an asbestos management program conforming to Environmental Protection Agency guidance shall be implemented. The space shall be free of other hazardous materials according to applicable Federal, State, and local environmental regulations.

Services, utilities, and maintenance will be provided daily, extending from 6 a.m. to 6 p.m. except Saturday, Sunday, and Federal holidays. The Government shall have access to the leased space at all times, including the use of electrical services, toilets, lights, elevators, and Government office machines without additional payment.

The Lessor shall complete any necessary alterations within 60 days after receipt of approved layout drawings.

2. SERVICES AND UTILITIES (To be provided by Lessor as part of rent)

<input checked="" type="checkbox"/> HEAT	<input checked="" type="checkbox"/> TRASH REMOVAL	<input checked="" type="checkbox"/> ELEVATOR SERVICE	<input checked="" type="checkbox"/> INITIAL & REPLACEMENT LAMPS, TUBES & BALLASTS	<input checked="" type="checkbox"/> OTHER (Specify below)
<input checked="" type="checkbox"/> ELECTRICITY	<input checked="" type="checkbox"/> CHILLED DRINKING WATER	<input checked="" type="checkbox"/> WINDOW WASHING Frequency twice/year	<input checked="" type="checkbox"/> PAINTING FREQUENCY Space: every 5 years Public Area: every 3 years	<input checked="" type="checkbox"/> CARPET REPLACEMENT Every 5 years
<input checked="" type="checkbox"/> POWER (Special Equip.)	<input checked="" type="checkbox"/> AIR CONDITIONING	<input checked="" type="checkbox"/> CARPET CLEANING Frequency every year		
<input checked="" type="checkbox"/> WATER (Hot & Cold)	<input checked="" type="checkbox"/> TOILET SUPPLIES			
<input checked="" type="checkbox"/> SNOW REMOVAL 7.12	<input checked="" type="checkbox"/> JANITORIAL SERV. & SUPP.			

3. OTHER REQUIREMENTS

NOTE: All offers are subject to the terms and conditions outlined above, and elsewhere in this solicitation, including the Government's General Clauses and Representations and Certifications.

4. BASIS OF AWARD

OFFER MOST ADVANTAGEOUS TO THE GOVERNMENT AS DESCRIBED IN 2.0.

PART II - OFFER (To be completed by Offeror/Owner)

A. LOCATION AND DESCRIPTION OF PREMISES OFFERED FOR LEASE BY GOVERNMENT 57-0325-06-005

5. NAME AND ADDRESS OF BUILDING (Include ZIP Code) Sheridan Work Center 402 S. Main Sheridan, MT 59749	6. LOCATION(S) IN BUILDING	
	a. FLOOR(S) 1	b. ROOM NUMBER(S)
	c. RENTABLE SQ. FT. 1493	d. TYPE Warehouse <input checked="" type="checkbox"/> GENERAL OFFICE <input type="checkbox"/> OTHER (Specify)

B. TERM

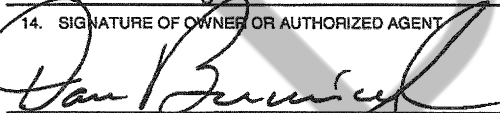
To have and to hold, for the term commencing on December 13, 2006 and continuing through December 12, 2011 inclusive. The Government has the option to renew this lease for one five-year term upon 60 days written notice to the Lessor. If the Government exercises the option to renew for one five-year term, the amount of the annual rental for the five-year renewal shall be \$25,000.00 + annual CPI adjustments, at a rate per month of \$2,083.33 + CPI. The Government may terminate this lease at any time by giving at least 120 days notice in writing to the Lessor after the first 2 year period. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

C. RENTAL

Rent shall be payable in arrears and will be due on the first workweek of each month. When the date for commencement of the lease falls after the 15th day of the month, the initial rental payment shall be due on the first workday of the second month following the commencement date. Rent for a period of less than a month shall be prorated.

7. AMOUNT OF ANNUAL RENT 10/1/2006-09/30/2007 *** correct dates when determined \$22,500.00	9. MAKE CHECKS PAYABLE TO (Name and address) Payment will be made by Electronic Funds Transfer with data to be provided by lessor at time of award. Payments will be made in arrears.
8. RATE PER MONTH \$1,875.00	

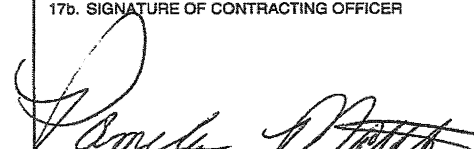
10a. NAME AND ADDRESS OF OWNER (Include ZIP code. If requested by the Government and the owner is a partnership or joint venture, list all General Partners, using a separate sheet, if necessary.)
**Dan Bermingham, Managing Member
Sheridan Property, LLC
3049 Atherton Lane, Butte, MT 59701**

10b. TELEPHONE NUMBER OF OWNER 406-498-3258	11. TYPE OF INTEREST IN PROPERTY OF PERSON SIGNING <input checked="" type="checkbox"/> OWNER AUTHORIZED <input type="checkbox"/> AGENT <input type="checkbox"/> OTHER (Specify)	
12. NAME OF OWNER OR AUTHORIZED AGENT Dan Bermingham	13. TITLE OF PERSON SIGNING President/Owner	
14. SIGNATURE OF OWNER OR AUTHORIZED AGENT 	15. DATE 10/26/06	16. OFFER REMAINS OPEN UNTIL 4:30 P.M. (Date)

PART III - AWARD (To be completed by Government)

Your offer is hereby accepted. This award consummates the lease which consists of the following documents: (a) this GSA Form 3626, (b) Representations and Certifications, (c) the Government's General Clauses, and (d) the following changes or additions made or agreed to by you:
See Attached Continuation of GSA Form 3626.

THIS DOCUMENT IS NOT BINDING ON THE GOVERNMENT OF THE UNITED STATES OF AMERICA UNLESS SIGNED BELOW BY AUTHORIZED CONTRACTING OFFICER.

17a. NAME OF CONTRACTING OFFICER (Type or Print) Pamela Matthews Real Property Leasing Officer	17b. SIGNATURE OF CONTRACTING OFFICER 	17c. DATE 10/23/06
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Continuation of GSA Form 3626

Lease Number: 57-0325-06-005

**SHERIDAN, MONTANA USDA SERVICE CENTER
RENOVATIONS AND NOTATIONS**

A. The Lessor shall complete the following renovations.

1. Building Interior prior to move in

- ✓ a. All carpet will be replaced with new carpet in the USDA space except in the storage and ADP rooms which will be replaced with anti-static vinyl flooring. Carpet quality falls under 5.8, 5.11 and 5.12 in the lease. Flooring color is to be approved by the NRCS District Conservationist, 5.1 B.
- ✓ b. Paint all interior walls. Color is to be approved by the NRCS District Conservationist.
- ✓ c. Remove 2 interior walls in the back of the space labeled storage to add another 132 square feet to open office area.
- ✓ d. Attached floor plan replaces page 6, Space Information of the Lease.
- N e. Provide the Government 2 copies of the revised floor plan once the remodeling is complete.

2. Building Interior after move in and prior to additional tenants

- ✓ a. Add 2 door/wall units with lock between USDA work space and the other space prior to another tenant moving in.

3. Building Exterior

- ✓ a. Keep grounds maintained and weed free.
- b. Snow removal shall meet specifications of the lease under 7.12 with the exception of a time change for the removal. The time is changed to "prior to 7:00 a.m" instead of prior to 6:00 a.m.

4. Building Materials

- ✓ a. Materials used in the building and alterations shall be of good quality
- ✓ b. Space for one storage unit and several pieces of equipment owned by the Conservation District will be provided at no additional charge in back of parking lot.

c. Janitorial services shall meet specifications under 7.4.

d. CPI Adjustment: Adjustment category to be used is: CPI, Western Urban, Fuels and Utilities. Example spreadsheet is attached. Actual expenses will be used from July 1, 2010 thru June 30, 2011 to calculate expenses for adjustment in the first year of the renewal period. The following items will be adjusted.

- a. Heating
- b. Electric
- c. Air conditioning

5. CPI Clause

If the Government exercises the option to renew for one five-year term, the amount of the annual rental for the first year of the five-year renewal period will be \$22,300.00 + an adjustment to the heating, electric, and air conditioning costs based on the CPI index for West Urban Fuels and Utilities. The adjustment will be based on actual expenses and the CPI 12-month percent of change from July 1, 2010 thru June 30, 2011. Adjustments in years 7 – 10 of the lease will be based on the amounts from the preceding 12-month period.

6. Remainder of lease shall be adhered to.

Office Space Lease Agreement

This Lease Agreement provides office space in the Ruby Valley Search and Rescue building located at 402 Main Street, Sheridan, Montana, to Butte Cares, doing business as Southwest Montana Prevention (SWMP), and the Madison County DUI Task Force (DUI TF) by the Ruby Valley Search and Rescue Unit (RVSAR).

Office Lease Description:

The leased office space includes an approximate 300-square-foot area consisting of a single room adjoining the front entrance to the building, with a separate lockable front door entry. This lease includes the use of restrooms for women and men located in the hallway entrance to the USDA offices of the Natural Resources Conservation District (NRCS).

RVSAR Shall Provide:

- All building utilities (electrical, water, and sewer)
- Twice-weekly janitorial service
- Trash disposal
- Lawn care
- Front parking lot maintenance
- Limited storage space for supplies in an adjoining room

Office Furniture Provided Includes:

- A room divider
- Two desk units
- Two file cabinets
- A bookcase
- Wall cabinets
- A credenza

SWMP shall provide telephone and internet service as required for their operational needs.

Term and Renewal:

The term of this agreement shall be for one year, beginning on June 30, 2024, and ending on June 30, 2025. At the end of this one-year period, the tenant shall have the option to either enter into a new lease agreement or continue occupying the premises on a month-to-month basis under the same terms and conditions.

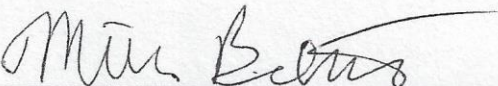
Rent:

The annual rent for the office space is \$3,600.00, due on July 1 of each year. SWMP agrees to pay half of the annual rent, amounting to \$1,800.00. The Madison County DUI Task Force agrees to pay the remaining half, also amounting to \$1,800.00 annually.

If the tenant opts for a month-to-month arrangement after the initial lease term, the monthly rent will be \$300.00. In this case, SWMP will pay half of the monthly rent, which is \$150.00, and the Madison County DUI Task Force will pay the other half, which is also \$150.00.

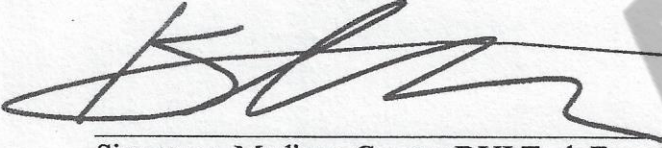
Agreement:

By signing below, all parties agree to the terms and conditions.




Southwest Montana Prevention Administrator

Date: 7/11/24 Miles Benton,



Signatory, Madison County DUI Task Force

Date: 7/11/24 Authorized



President, RVSAR

Date: 7/11/24 David Welch,

Treacy Foundation – Letter of Intent - February 18, 2026

Dear Treacy Foundation:

On behalf of Madison County, a county government organization, I wish to submit this Letter of Intent to request funding support from the Treacy Foundation.

- **Your complete contact information (name, phone, email, & address)**

Shawna Lutgen, Madison County Grant Manager, 406 925-9464, Shawna@MadisonCountyMT.gov, P.O. Box 278 Virginia City, MT 59755

- **Brief description of the project**

Virginia City Schoolhouse Renovation Project (Phase 2 – Window Restoration) – In 2024, in partnership with Madison County, the owner of the schoolhouse property, the Virginia City Schoolhouse Foundation (VCSF) began a multi-phased effort to renovate the Virginia City Schoolhouse, located in Virginia City, Montana. The schoolhouse is listed on the National Register as a contributing historic property within the Virginia City National Historic Landmark District. The two-story masonry brick building was constructed in 1876 and served as the local K-12 schoolhouse for the next century. As such, it bears the distinction of being associated with Montana's first school district, and the oldest surviving public high school in the state. As a joint venture between the VCSF and Madison County, the goal is to renovate the building to serve as the home of the Montana Makers' Space – a self-sustaining collective of working artists similar to the Archie Bray Center in Helena.

Following closure as a school in 1976, the building served various governmental functions for the Town of Virginia City and Madison County until 2009. Since then, the building has sat empty, relegated to a mere cold store facility. After 15 years of vacancy, the building is currently leased to the VCSF, a local non-profit organization dedicated to ensuring its future as an arts center. In its partially renovated state, the building is being leased by the VCSF and is currently occupied by two local artists as studio space, with plans to renovate the entire building in support of the arts in Madison County and Virginia City's vibrant heritage tourism economy.

To-date, the VCSF has raised over \$125,000 of contributions from local supporters and regional organizations, like the Treacy Foundation. These funds have been invested into various improvements for the building, including reactivating utilities, restoring masonry elements, and installing gutters and a drainage system around the foundation to address run-off issues at the site. The project has received much positive feedback from the public as the exterior appearance of the building has improved and "life has returned to the old schoolhouse". In late 2026, the project was awarded \$25,000 from two separate foundations to begin to restore the building's 20 original wood double-hung and casement window. Per an estimate from an experienced window restoration contractor this phase of the project will cost \$45,000. We are seeking a \$20,000 grant from the Treacy Foundation to complete this work by the end of 2026.

Once the exterior is restored, we will embark on a full replacement of the building's utility systems and restore the interior. A \$30,000 MT DOC planning grant was recently awarded to the VCSF to retain an architect to prepare a Preliminary Architectural Report (PAR) to develop design specifications and cost estimates for these Phase 3 interior renovation activities.

- **Your IRS status** - Madison County is government agency eligible for tax deductible, private donations. The VCSF is a 501©3 charitable nonprofit registered with the IRS and State of Montana (EIN# 33-1526862).
- **Total project cost** - \$45,000 per an estimate from the Preserve Montana window restoration program to restore 20 windows at approximately \$2,250 per unit (window frames, interior sashes, and exterior storms), including scraping, painting, reglazing, and refabricating damaged elements; and travel costs.
- **Amount requested** - \$20,000 (matched with \$25,000 of secured grant funds)
- **Funds you have on hand and the source of that funding** – \$5,000 of additional VCSF funds from on-going fundraising efforts have been budgeted as a 10% contingency the proposed window restoration work.
- **Other funds you have applied for and from whom** – We have applied for and received funding from the Donnelley Foundation (\$10,000) and the Ashe Grove Charitable Foundation (\$15,000) for the proposed window restoration work.

DRAFT

STENDER'S BALDY MOUNTAIN CONSTRUCTION
3735 MT. HWY. 287
SHERIDAN, MT 59749
406-596-0364

Estimate for bars on windows:

Bars on windows at airport, made of ½" tubing

Materials:	\$2000
Labor:	600

Bars on windows at sheriff's department

Materials:	\$2500
Labor:	<u>1200</u>

Total:	\$6300
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Thank you,
Steve

DRAFT

Dear Commissioners;

First off I'd like to thank you for giving me the time to address you about giving/ selling the Dodge Durango to the Senior Shuttle Fleet. I am unable to attend the meeting because I am driving the Ennis group today. The reason I am requesting to add this vehicle to our fleet is the following;

1: There are times that both drivers are out on runs but may only have one or two people riding and do not require a bus for the wheelchair lift. The riders are able to use a smaller vehicle therefore saving money on fuel cost.

2: The 2nd and or back up driver may live an greater distance from the Bus shed that will be based in Sheridan when it is finished, That driver would have access to the vehicle to either leave from home to transport rider or drive to Sheridan to get a bus to do a transport or route.

3: If there is inclement weather the advantage of having a vehicle with four wheel drive would be safer to transport residents on snow covered roads or muddy roads that may have to be picked up at their residents.

With this vehicle we can add more service to our residents in our county as the needs for our transport service continues to grow.

I can be reached by phone today at 406-596-1179.

Thank you for your time.

Sincerely Dave Blank

Department's Requesting Vehicles

Grants Department – Shawna Lutgen

Sanitarian – Zoe Lee

Senior Bus – Dave Blank

DRAFT