

Madison County Board of Commissioners Meeting

10:00 am Tuesday, March 10, 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=m41ec260e52fb051a5b5abad7194ef5ac>

Meeting Number: 2557 256 7614 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)

CONSENT AGENDA

- Minutes for March 2, 2026 Work Session Meeting
- Minutes for March 3, 2026 Regular Meeting
- Alcohol Tax - Southwest Chemical Dependency Program \$3,089.43
- Courthouse Hazardous Material Removal Bidding Documents
- USACE NWO-2023-01593-MT Permit for the Fairgrounds
- Approval of Claims

REPORTS OF COMMITTEES

- None

UNFINISHED BUSINESS

- None

NEW BUSINESS

- 10:10 AM Public Hearing - Ordinance 3- 2026 - An Ordinance Adopting Amended Buildings for Lease or Rent Regulations
- Final Plat: Moonlight Basin West 1 PUD Subdivision-Amended Plat of Condo Lot 1
- Final Plat: Mason First Minor Subdivision
- Exempt Amended Plat: Franzke Minor Lot 22A
- MT-MCEP-CG-25-050 Seyler Lane Bridge Draw Request #12 \$6,736.00
- MCEP Silver Springs Bridge Start-up Conditions Documentation
- RFP for Engineering Services for Capital Improvements Plan
- Purchase of Vehicle for the Senior Citizens
- County Phone Numbers / Mailing

ANNOUNCEMENTS AND CALENDARS

Mar 9, 2026	Airport Board Meeting 6:00 PM Annex Building Public Meeting Room
Mar 11, 2026	Library Board Meeting 9:30 AM Thompson-Hickman Madison County Library
Mar 12, 2026	Solid Waste Board Meeting 1:15 PM Public Meeting Room
Mar 19, 2026	Safety Committee Meeting 10:00 AM Public Meeting Room
Mar 23, 2026	Planning Board Meeting 6:00 PM Annex Building Public Meeting Room
Mar 27, 2026	Housing Advisory Board Meeting 9:00 AM Online Meeting
Apr 6, 2026	Mental Health Local Advisory Council 2:00 PM TBD

ADJOURNMENT

**Madison County
Commissioners Regular Meeting**

March 3, 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
Ronald E. Nye, Commissioner District 2, Chairman
William A. Todd, Commissioner, District 3

In Attendance:

Jeff LeVegue, IT Support Specialist, administered the Webex connection
Sarah Carlson, Commissioners' Administrative Assistant was present to take minutes

Attendee List:

Craig Schroder, Undersheriff
Colton Lauer, Madison County Attorney
Shawna Lutgen, Grants Manager
Manuel Cajuguiran, GIS

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 February 23, 2026, Work Session

3.2. Minutes for February 24, 2026, Regular Meeting

3.3. CMS Contract

3.4. Yearly Fuel Tax Certification of Roadway Mileage - SFY 2027

3.5. Planner I Attendance – Montana Housing Partnership Conference

3.6. No Longer Printing ACH Paystubs for Employees

3.7. Lake Road Bridge Bid Invitation

3.8. Approval of Claims

RESOLVED: Commissioner Todd moved to approve the Consent Agenda as read. 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. MT-CDBG-24-PF-01 Harrison Phase 2 Wastewater Project \$1,125.00

RESOLVED: Commissioner Todd moved to approve the MT-CDBG-24-PF-01 Harrison Phase 2 Wastewater Project \$1,125.00 as presented. Commissioner Gilman seconded the motion.
For: William Todd, Ron Nye, Duke Gilman. Motion passed.

Comment: Lutgen & Erickson (Webex) Discussion: Commissioner Gilman

6.2. MTUPP Grant Subcontract Amendment 1 FY26

RESOLVED: Commissioner Todd moved to approve the MTUPP Grant Subcontract Amendment 1 FY26 as presented. Commissioner Gilman seconded the motion.
For: William Todd, Ron Nye, Duke Gilman. Motion passed.

Comment: Saylor (Webex) Discussion: None

6.3. MCHBG FY26 Task Order

RESOLVED: Commissioner Todd moved to approve the MCHBG FY26 Task Order as presented. Commissioner Gilman seconded the motion.
For: William Todd, Ron Nye, Duke Gilman. Motion passed.

Comment: Saylor (Webex) Discussion: None

6.4. Global RID Petition Requirement Determination

Colton Lauer, County Attorney appeared before the Commissioners and provided information regarding the Global RID petition requirement determination process. Petition is not required by the Montana Code Annotated. State statute requires Public Notices.

RESOLVED: Commissioner Todd moved to approve the Global RID to proceed through the Public Notice Process as described by Montana statute for the proposed RID, as presented by the Engineer BSOA. Commissioner Gilman seconded the motion. For: William Todd, Ron Nye, Duke Gilman. Motion passed.

Comment: Lauer. Discussion: Commissioner Todd, Commissioner Gilman, Commissioner Nye.

6.5. Assigning Vehicles Received from the Sheriff's Department

Assign vehicles: 2012 Dodge Ram White - Sanitation Department, Zoe Lee

RESOLVED: Commissioner Todd moved to approve the Assigning Vehicles Received from the Sheriff's Department as presented. Commissioner Gilman seconded the motion. For: William Todd, Ron Nye, Duke Gilman. Motion passed.

Comment: Sayler (Webex) Discussion: Commissioner Todd, Commissioner Gilman, Commissioner Nye.

Adjournment

RESOLVED: Commissioner Todd moved to adjourn the meeting. Commissioner Gilman seconded the motion. For: Duke Gilman, Ron Nye, and William Todd. Motion passed.

With no further discussion, the meeting was adjourned at 10:35 am.

The upcoming Regular Commissioner meeting is scheduled for Tuesday, March 10, 2026, at 10:00 am, in the Public Meeting Room of the Administrative Building in Virginia City, Montana.

Signed:
Ronald E. Nye, Commissioner, Chairman
Date Approved: March 10, 2026

Date:.....

Signed:
Minutes prepared by:
Sarah Carlson, Commissioners' / Airport Assistant

Date:.....

Signed:
Minutes prepared by:
Heather Thurs, Commissioners' Clerk/Tax Appeal Secretary

Date:.....

Attest:
Paula McKenzie, Clerk and Recorder, Madison County

Date:.....

DRAFT

Madison County Earmarked Tax Claimant Form

Claimant:

Southwest Chemical Dependency Program
Box 1587
Livingston MT, 59047


Date: 3/3/2026

Description:

2nd payment FY26
Thankyou

Amount Requested: \$3,089⁴³

Submitted By: Granville Boone, Director

Signature :  **Date** 3/3/26

DEPARTMENT OF THE ARMY PERMIT

Permittee: Madison County
Attn: Ron Nye
PO Box 278
Virginia City, MT 59755

Permit Number: NWO-2023-01593-MT

Issuing Office: U.S. Army Corps of Engineers, Omaha District
Montana Regulatory Office

NOTE: The term "you" and its derivatives, as used in this permit, means the permittee or any future transferee. The term "this office" refers to the appropriate district or division office of the Corps of Engineers (USACE) having jurisdiction over the permitted activity or the appropriate official of that office acting under the authority of the commanding officer.

You are authorized to perform work in accordance with the terms and conditions specified below. A notice of appeal options is enclosed.

Project Description:

The project will impact 2.08-acres of wetland for the construction a 360-foot-long by 200.5-foot-wide indoor event center. Approximately 30,471 cubic yards of fill material will be used to construct approx. 450-foot-long by 350-foot wide construction pad, raising the elevation to 4637 Mean Sea Level (msl) to reach the top of the floodplain elevation.

All work is to be completed in accordance with the attached drawings/plans entitled "Madison County Fairgrounds Event Center," and dated April 25, 2023.

Project Location:

The approximately 3-acre project site is located near the Beaverhead River at the Twin Bridges Fairground, at Latitude 45.542603, Longitude -112.336448, Section 27, Township 3 South, Range 6 West, within Madison County, MT.

Permit Conditions:*General Conditions:*

1. The time limit for completing the work authorized ends on **March 4, 2031**. If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least one month before the above date is reached.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith

transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity, or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.

3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit, you must obtain the signature of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.
6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Please refer to the additional General Conditions attached to this authorization, numbered 7-18. You must adhere to these General Conditions and below Special Conditions for this authorization to remain valid.

Special Conditions:

1. Construction Plans. The project must be built as shown on the construction plans and cross sections received by this office on April 25, 2025, titled "Madison County Fairgrounds Event Center", and as described in the Joint Application and all supporting documents also submitted to this office on that date. The Corps authorizes no change in project purpose, or in the nature of the permitted activity, without prior review and approval.
2. Compensatory Mitigation. To compensate for permanent impacts to 2.08-acres, you shall purchase a total of 2.08 wetland credits from the Upper Missouri Mitigation Bank. Evidence of each purchase shall be provided to this office prior to initiation of the construction activities in waters of the U.S. authorized by this permit. The credit purchase documentation must reference the USACE file number assigned to this project and reference the number and type of credits purchased.
3. Water Quality Certification. The permittee shall abide by all certification requirements contained in the Montana DEQ's Section 401 Water Quality Certification issued on February 24, 2026.

Further Information:

1. Congressional Authorities: You have been authorized to undertake the activity described above pursuant to:

- Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403).
- Section 404 of the Clean Water Act (33 U.S.C. 1344).
- Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972 (33 U.S.C. 1413).

2. Limits of this authorization.

a. This permit does not obviate the need to obtain other Federal, state, or local authorizations required by law.

b. This permit does not grant any property rights or exclusive privileges.

c. This permit does not authorize any injury to the property or rights of others.

d. This permit does not authorize interference with any existing or proposed Federal projects.

3. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:

a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.

b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.

c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.

d. Design or construction deficiencies associated with the permitted work.

e. Damage claims associated with any future modification, suspension, or revocation of this permit.

4. Reliance on Applicant's Data. The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.

5. Reevaluation of Permit Decision. This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:

a. You fail to comply with the terms and conditions of this permit.

b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (see 4 above).

c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.

Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

6. Extensions. General Condition 1 establishes a time limit for the completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a reevaluation of the public interest decision, USACE will normally give favorable consideration to a request for an extension of this time limit.

Your signature below, as permittee, indicates that you accept and agree to comply with the terms and conditions of this permit.

Madison County, Ron Nye

(DATE)

This permit becomes effective when the Federal official, designated to act for the Secretary of the Army, has signed below.

Robert J. Newbauer, P.E.
Colonel, Corps of Engineers
District Commander

(DATE)

BY: _____

Sage L. Joyce
Chief, Montana Regulatory Offices
(For the District Engineer)

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below.

(TRANSFEREE)

(DATE)

**DEPARTMENT OF THE ARMY PERMIT
GENERAL CONDITIONS**

The following **General Conditions** must also be strictly adhered for this Department of the Army Authorization to remain valid.

7. **Compliance Certification.** Each permittee who receives a permit from the Corps must provide a signed certification documenting completion of the authorized activity and implementation of any required compensatory mitigation. The success of any required permittee-responsible mitigation, including the achievement of ecological performance standards, will be addressed separately by the district engineer. The Corps will provide the permittee the certification document (*ENG FORM 6285*) with the permit authorization letter.

The certification form includes: (a) The date the work started and the date the work was completed. (b) A statement that the work authorized by the permit has been completed in accordance with all of the permit terms and conditions, and that any required compensatory mitigation has been completed in accordance with the permit conditions. (c) The signature of the permittee certifying the completion of the activity and mitigation.

The completed certification document must be submitted to the district engineer within **30 days of completion** of the authorized activity or the implementation of any required compensatory mitigation, whichever occurs later.

8. **Contractor Notification.** The Permittee is responsible for all work authorized herein and ensuring that all contractors and workers are made aware and adhere to the terms and conditions of this permit authorization. The Permittee shall ensure that a copy of the permit authorization and associated drawings are available for quick reference at the project site until all construction activities are completed.

9. **Project/Construction Limits.** Prior to commencement of construction activities in waters of the U.S. authorized by this permit/verification, you shall clearly identify the limits of disturbance in the field (including staging areas) with highly visible markers (e.g., construction fencing, flagging, silt barriers, etc.). You shall maintain such identification properly until construction is completed, and the soils have been stabilized.

10. **Suitable Material.** No activity may use unsuitable material (e.g., trash, debris, car bodies, asphalt, etc.). Material used for construction or discharged must be free from toxic pollutants in toxic amounts (see section 307 of the Clean Water Act). If broken concrete will be used as fill material, the individual pieces must be large enough so that they will not be displaced by wave action and all exposed rebar must be removed. A list of materials prohibited or restricted as fill material in waters of the U.S. can be found at: <https://www.nwo.usace.army.mil/Media/Fact-Sheets/Fact-Sheet-Article-View/Article/487696/prohibited-restricted-materials/>

11. **Temporary Fills.** (a) Temporary fills in wetlands must be placed on a horizontal marker layer, such as fabric or certified weed-free straw, to delineate the pre-project ground elevation and facilitate complete fill removal and site restoration. (b) Temporary fills must be removed in their entirety and the affected areas returned to pre-construction elevations. (c) The affected areas must be revegetated, as appropriate. Re-vegetate disturbed areas with appropriate native species; use a wetland seed mix for wetland areas and an upland seed mix for upland areas. Appropriate weed control measures are required.

12. **Disposal of Excess Material.** All construction debris and any other material not authorized by the Corps for permanent placement into waters of the U.S. will be disposed of in an upland location in such a manner that precludes it from enter a waterway, wetland, or other aquatic area.

13. Equipment. Heavy equipment working in wetlands or mudflats must be placed on mats, or other measures must be taken to minimize soil disturbance. Equipment used for handling and conveying materials during construction must be operated to prevent unplanned and unapproved dumping or spilling of material into the waterway. Equipment must be cleaned of any oil, grease, and debris prior to entering waterway. All equipment must be cleaned prior to entering and before leaving the work site in order to prevent the spread of invasive species.

14. Soil Erosion and Sediment Controls. Appropriate soil erosion and sediment controls must be used and maintained in effective operating condition during construction, and all exposed soil and other fills, as well as any work below the ordinary high water mark, must be permanently stabilized at the earliest practicable date. Where practicable, perform all work within waters of the United States during periods of low-flow or no-flow.

15. Erosion and Sediment Control Blanket. All erosion control blanket or fabric used in or adjacent to waters of the U.S. must be comprised of degradable material to ensure decomposition. Do not use material that includes stabilized netting or stabilized open mesh, as these products take a long time to degrade, and they can trap small animals, birds, amphibians, and fish. This prohibition also applies to mesh materials used for wattles, rolled materials, and bank wraps. Erosion control blanket or fabrics that break down within 24 months are acceptable. Non-degradable blankets or fabric may be allowed on a case-specific basis if it will be buried beneath riprap, or structures and it is not likely to be exposed. Non-degradable blanket or fabric that becomes exposed within waters of the U.S. must be removed.

16. Aquatic Life Movements. No activity may substantially disrupt the necessary life cycle movements of those species of aquatic life indigenous to the waterbody, including those species that normally migrate through the area, unless the activity's primary purpose is to impound water. All permanent and temporary crossings of water bodies shall be suitably culverted, bridged, or otherwise designed and constructed to maintain low flows to sustain the movement of those aquatic species.

17. Spawning Areas. Activities in spawning areas during spawning seasons must be avoided to the maximum extent practicable. Activities that result in the physical destruction (e.g., through excavation, fill, or downstream smothering by substantial turbidity) of an important spawning area are not authorized. Contact Montana Fish Wildlife & Parks (MT FWP) Fisheries Division at fwpfish@mt.gov or at (406) 444-2449 for questions concerning spawning seasons or timing of in-water work. Regional office information can be found on their web site: <https://fwp.mt.gov/>

18. Navigation. (Applicable to projects within Section 10 waterways)

(a) No activity may cause more than a minimal adverse effect on navigation. (b) Any safety lights and signals prescribed by the U.S. Coast Guard, through regulations or otherwise, must be installed and maintained at the permittee's expense on authorized facilities in navigable waters of the United States. (c) The permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structure or work here in authorized, or if, in the opinion of the Secretary of the Army or his or her authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the permittee will be required, upon due notice from the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, OMAHA DISTRICT
MONTANA REGULATORY OFFICE
100 NEILL AVENUE
HELENA, MONTANA 59601-3329

March 4, 2026

SUBJECT: Initial Proffered Permit; Madison County – Fairground Event Center; File No. NWO-2023-01593-MT

Madison County
Attn: Ron Nye
PO Box 278
Virginia City, MT 59755
Email: rnye@madisoncountymt.gov

Dear Commissioner Rye:

We are enclosing with this letter a copy of the initially proffered Department of the Army Permit **NWO-2023-01593-MT** authorizing you to perform certain work in waters of the United States. Please read the terms and conditions of this permit carefully. Please take note of project specific special conditions and general conditions incorporated in this permit.

This letter contains an initially proffered permit for your proposed project. If you object to this decision, you may request an administrative appeal under Corps of Engineers regulations at 33 CFR Part 331. Enclosed you will find a *Notification of Administrative Appeal Options and Process (NAP) and Request for Appeal (RFA)* form (ENG Form 6287). If you request to appeal this determination you must submit a completed form to the Northwestern Division Office, Regulatory Appeals Review Officer, Melinda Larsen at the address included on the form or email at Melinda.M.Larsen@usace.army.mil. If you have any questions concerning the appeal process, you may contact her via email or at (503) 808-3888.

In order for an RFA to be accepted by the Corps of Engineers, it must be determined that it is complete; that it meets the criteria for appeal under 33 C.F.R. part 331.5; and that it has been received by the Division Office within 60 days of the date of the NAP. Should you decide to submit an RFA form, it must be received at the above address within **60 days from the date of this letter**. It is not necessary to submit an RFA form to the Division Office if you do not object to the determination in this letter.

To accept this permit, please complete the following:

a. Sign and date the permit in the space provided for the permittee's signature. You should include your printed name and title. Your signature will indicate acceptance of all permit conditions.

b. Applicable permitting fees: agencies or instrumentalities of federal, state, or local governments are not required to pay a fee in connection with permits.

c. Return the signed permit, either via email to Montana.Reg@usace.army.mil or hard copy to **Montana Regulatory Office, 100 Neill Avenue, Helena, MT, 59601-3329**.

Upon receipt of the permit, the district engineer or their authorized representative will sign the permit and return an original to you. **The permit is not valid until signed by both parties.**

If any material change in the plan of the work is found necessary, revised plans must be submitted and approved before any work is begun.

Please refer to identification number **NWO-2023-01593-MT** in any correspondence concerning this project. If you have any questions, please contact Tim McNew by email at Timothy.M.McNew@usace.army.mil or by telephone at (406) 441-1378.

Sincerely,



Sage L. Joyce
Chief, Montana Regulatory Offices

Enclosures

1. Department of the Army Standard Permit
2. Permit Drawings/Plan Sheets
3. ENG Form 6287 (Notification of Administrative Appeal Options and Process and Request for Appeal)

cc:

Casey Bereszniwicz, Great West Engineering, (cbereszniwicz@greatwesteng.com)

ABBREVIATIONS

⊙	AT	LPG	LIQUID PROPANE GAS
Δ	ANGLE OF DEFLECTION, DELTA ANGLE	LT	LEFT
<PT	ANGLE POINT	MAX	MAXIMUM
AB	ANCHOR BOLT	MD	MEASURE DOWN
ABDN	ABANDON	MFD	MANUFACTURED
AC	ASBESTOS CONCRETE	MFR	MANUFACTURE, MANUFACTURER
ADDN	ADDITIONAL	MH	MANHOLE
ADJ	ADJACENT	MIN	MINIMUM
AFF	ABOVE FINISHED FLOOR	MISC	MISCELLANEOUS
ALT	ALTERNATE	MJ	MECHANICAL JOINT
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	MOV	MOTOR OPERATED VALVE
APPROX	APPROXIMATE	MPWSS	MONTANA PUBLIC WORKS STANDARD SPECIFICATIONS
APVD	APPROVED	N	NORTH
ARCH	ARCHITECTURE, ARCHITECTURAL	NE	NORTHEAST
ASPH	ASPHALT	NG	NATURAL GAS
AVE	AVENUE	NIC	NOT IN CONTRACT
AVG	AVERAGE	NO	NUMBER
BFV	BUTTERFLY VALVE	NOM	NOMINAL
BLDG	BUILDING	NTS	NOT TO SCALE
BLK	BLOCK	NW	NORTHWEST
BLVD	BOULEVARD	OC	ON CENTER
BM	BEAM, BENCHMARK	OD	OUTSIDE DIAMETER
BOT	BOTTOM	OF	OVERFLOW
BRG	BEARING	OH	OVERHEAD
BRKT	BRACKET	OHP	OVERHEAD POWER
BVC	BEGIN VERTICAL CURVE	OHT	OVERHEAD TELEPHONE
C-C	CENTER TO CENTER	OPNG	OPENING
CHAN	CHANNEL	PC	POINT OF CURVATURE
CHK	CHECK	PCC	POINT OF COMPOUND CURVATURE
CI	CAST IRON	PE	PLAIN END, POLYETHYLENE
CIPC	CAST-IN-PLACE CONCRETE	PERP	PERPENDICULAR
CIRC	CIRCULAR	PI	POINT OF INTERSECTION
CJ	CONSTRUCTION JOINT, CONTROL JOINT	PL	PROPERTY LINE
CL	CENTER LINE	PNL	PANEL
CLR	CLEAR, CLEARANCE	PRC	POINT OF REVERSE CURVATURE
CMP	CORRUGATED METAL PIPE	PREFAB	PREFABRICATED
CMU	CONCRETE MASONRY UNITS	PRELIM	PRELIMINARY
CO	CLEANOUT	PREP	PREPARE, PREPARATION
COL	COLUMN	PROP	PROPERTY
CONC	CONCRETE	PRV	PRESSURE REDUCING VALVE
CONSTR	CONSTRUCTION	PSF	POUNDS PER SQUARE FOOT
CONT	CONTINUE, CONTINUED, CONTINUOUS	PSI	POUNDS PER SQUARE INCH
CONTR	CONTRACTOR	PT	POINT, POINT OF TANGENCY
COORD	COORDINATE	PVC	POLYVINYL CHLORIDE
CP	CONTROL PANEL, CONTROL POINT	PVI	POINT OF VERTICAL INTERSECTION
CPLG	COUPLING	PVMT	PAVEMENT
CTR	CENTER	R, RAD	RADIUS
CTV	CABLE TELEVISION	RC	REINFORCED CONCRETE
CU	CUBIC, COPPER	RCP	REINFORCED CONCRETE PIPE
CF	CUBIC FEET	RD	ROAD
CULV	CULVERT	RDCR	REDUCER
CY	CUBIC YARD	REBAR	REINFORCEMENT BAR
DET	DETAIL	REF	REFERENCE
DI	DUCTILE IRON, DRAIN INLET	REINF	REINFORCE
DIA, ∅	DIAMETER	REQD	REQUIRED
DIAG	DIAGONAL	RR	RAILROAD
DIM	DIMENSION	RST	REINFORCING STEEL
DR	DRIVE	RT	RIGHT
DWG	DRAWING	R/W	RIGHT-OF-WAY
E	EAST	S	SOUTH, SANITARY SEWER
EA	EACH	SAN	SANITARY
EL, ELEV	ELEVATION	SCH	SCHEDULE
ELB	ELBOW	SD	STORM DRAIN
ELEC	ELECTRIC, ELECTRICAL	SDWK	SIDEWALK
ENCL	ENCLOSE	SE	SOUTHEAST
ENGR	ENGINEER	SECT	SECTION
EOP	EDGE OF PAVEMENT	SF	SQUARE FOOT
EQ	EQUAL, EQUALLY	SHT	SHEET
EQ SP	EQUALLY SPACED	SIM	SIMILAR
EQUIP	EQUIPMENT	SLP	SLOPE
EQUIV	EQUIVALENT	SPEC	SPECIFICATION
EVC	END VERTICAL CURVE	SO	SQUARE
EW	EACH WAY	SSTL	STAINLESS STEEL
EXC	EXCAVATE	STA	STATION
EXP	EXPANSION	SS	SANITARY SEWER SERVICE
EXP JT	EXPANSION JOINT	STD	STANDARD
EXST	EXISTING	ST	STREET
FCV	FLOW CONTROL VALVE	STL	STEEL
FD	FLOOR DRAIN	STRUCT	STRUCTURE
FDN	FOUNDATION	SW	SOUTHWEST
FES	FLARED END SECTION	SYM	SYMMETRICAL
FET	FLARED END TERMINAL	TB	THRUST BLOCK
FF	FINISHED FLOOR	TBC	TOP BACK OF CURB
FG	FINISH GRADE	TBM	TEMPORARY BENCH MARK
FHYD	FIRE HYDRANT	TEL	TELEPHONE
FJ	FLANGE JOINT	TEMP	TEMPORARY
FL	FLOW LINE	THRU	THROUGH
FLEX	FLEXIBLE	TYP	TYPICAL
FM	FORCEMAIN	UG	UNDERGROUND
FT	FOOT, FEET	UGP	UNDERGROUND POWER
FO	FIBER OPTIC	UGT	UNDERGROUND TELEPHONE
FTG	FOOTING, FITTING	UTIL	UTILITY
G	NATURAL GAS	V	VALVE, VOLT
GA	GAGE, GAUGE	VB	VALVE BOX
GAL	GALLON	VERT	VERTICAL
GALV	GALVANIZED	VOL	VOLUME
GND	GROUND	W	WEST, WATER
GVL	GRAVEL	WTR	WATER
HB	HOSE BIB	WD	WOOD
HDPE	HIGH DENSITY POLYETHYLENE	W/O	WITHOUT
HOR, HORIZ	HORIZONTAL	WL	WETLAND
HWD	HIGHWAY	WM	WIRE MESH, WATER METER
HYD	HYDRANT	WS	WATERSTOP, WATER SURFACE, WATER SERVICE
ID	INSIDE DIAMETER	WT	WEIGHT
IE	INVERT ELEVATION	WV	WATER VALVE
IN	INCH	WWF	WELDED WIRE FABRIC
INV	INVERT	WWM	WELDED WIRE MESH
JB	JUNCTION BOX	XFMR	TRANSFORMER
JT	JOINT	X-ING	CROSSING
K	RATE OF VERTICAL CURVATURE	XS	CROSS SECTION
LBS	POUNDS	YD	YARD
LF	LINEAR FEET		
LN	LANE		

LEGEND

EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION
---	---	MAJOR CONTOUR	⊙	⊙	STUMP
---	---	MINOR CONTOUR	⊙	⊙	SHRUB/BUSH
---	---	OVERHEAD TELEPHONE	☀	☀	TREE-CONIFER
---	---	UNDERGROUND TELEPHONE	☀	☀	TREE-DECIDUOUS
---	---	CABLE TELEVISION	☀	☀	TREE LINE
---	---	FIBER OPTIC	⊙	⊙	COMMUNICATION MANHOLE
---	---	NATURAL GAS	⊙	⊙	COMMUNICATION VAULT
---	---	OVERHEAD POWER	⊙	⊙	TELEPHONE RISER
---	---	UNDERGROUND POWER	⊙	⊙	CABLE TV RISER
---	---	SANITARY SEWER	⊙	⊙	NATURAL GAS METER
---	---	SANITARY SEWER SERVICE	⊙	⊙	NATURAL GAS RISER
---	---	SANITARY SEWER FORCEMAIN	⊙	⊙	NATURAL GAS VALVE
---	---	STORM DRAIN	⊙	⊙	LIGHT POLE
---	---	STORM CULVERT	⊙	⊙	STREET LIGHT POLE
---	---	WATER	⊙	⊙	POWER RISER
---	---	WATER SERVICE	⊙	⊙	PAD MOUNTED TRANSFORMER
---	---	CHAINLINK FENCE	⊙	⊙	POWER VAULT
---	---	BARBED WIRE FENCE	⊙	⊙	UTILITY POLE
---	---	WOOD FENCE	⊙	⊙	GUY WIRE
---	---	PAVED ROAD	⊙	⊙	SANITARY MANHOLE
---	---	GRAVEL ROAD	⊙	⊙	SANITARY CLEANOUT
---	---	PROPERTY/LOT LINE	⊙	⊙	SANITARY LAMPHOLE
---	---	PROPERTY EASEMENT	⊙	⊙	STORM MANHOLE
---	---	PROPERTY SETBACK	⊙	⊙	STORM ROUND INLET
---	---	RIGHT-OF-WAY	⊙	⊙	STORM SQUARE INLET
---	---	CITY LIMIT/DISTRICT BOUNDARY	⊙	⊙	STORM CATCH BASIN
---	---	RAILROAD	⊙	⊙	11.25' ELBOW
---	---	DITCH	⊙	⊙	22.50' ELBOW
---	---	WATER EDGE	⊙	⊙	45' ELBOW
---	---	WETLAND	⊙	⊙	90' ELBOW
---	---	BUILDING	⊙	⊙	TEE
---	---	BENCHMARK	⊙	⊙	CROSS
---	---	CONTROL POINT	⊙	⊙	CAP
---	---	PROPERTY PIN	⊙	⊙	FIRE HYDRANT
---	---	BORING	⊙	⊙	GATE VALVE
---	---	MONITORING WELL	⊙	⊙	REDUCER
---	---	TEST PIT	⊙	⊙	WATER METER
---	---	BOLLARD	⊙	⊙	WELL
---	---	MAIL BOX	⊙	⊙	CURB STOP
---	---	SIGN	⊙	⊙	FROST FREE HYDRANT

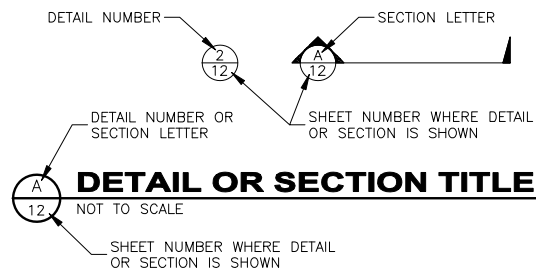
GENERAL NOTES:

- THIS IS A STANDARD LEGEND AND ABBREVIATION LIST. THEREFORE, NOT ALL SYMBOLS AND ABBREVIATIONS MAY BE USED ON THIS PROJECT.
- UNLESS MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK WILL CONFORM TO THE MONTANA PUBLIC WORKS STANDARD SPECIFICATIONS, SIXTH EDITION, APRIL 2010 (REFERRED TO COLLECTIVELY AS MPWSS).
- EXISTING UNDERGROUND UTILITIES SHOWN ARE FROM THE BEST INFORMATION AVAILABLE. THIS INFORMATION IS APPROXIMATE AND MAY BE INCOMPLETE. FOR ACCURATE LOCATION, THE CONTRACTOR SHALL CONTACT, PRIOR TO EXCAVATION, THE UTILITIES UNDERGROUND LOCATION CENTER AT: 1-800-424-5555.

PROJECT NOTES:

- NOTES

GENERAL DESIGN DESIGNATIONS:



35- USACE NWO 2022 - Fairgrounds / SR - Madison Co - Fairgrounds - Plan Set.pdf

NO.	REVISION DESCRIPTION	DATE

PROJECT: 1-21175-T013
 DESIGNED: BAA
 DRAWN: BAA
 CHECKED: ---
 APPROVED: JTT
 DATE: APRIL 25, 2023

Great West ENGINEERING
 2601 BELT VIEW DRIVE
 HELENA, MT 59607
 (406)448-8627

MADISON COUNTY
FAIRGROUNDS EVENT CENTER
 LEGEND, ABBREVIATIONS, AND GENERAL NOTES

SHEET NO. **2**
 OF 5

Page 16 of 63

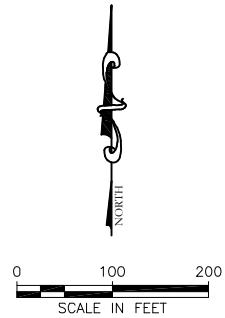


EVENT CENTER BUILDING PAD
EVENT CENTER BUILDING

MADISON COUNTY FAIRGROUNDS

HIGHWAY 41

BEAVERHEAD RIVER



MADISON COUNTY
FAIRGROUNDS EVENT CENTER

MADISON COUNTY

FAIRGROUNDS EVENT CENTER

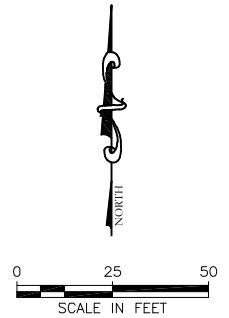
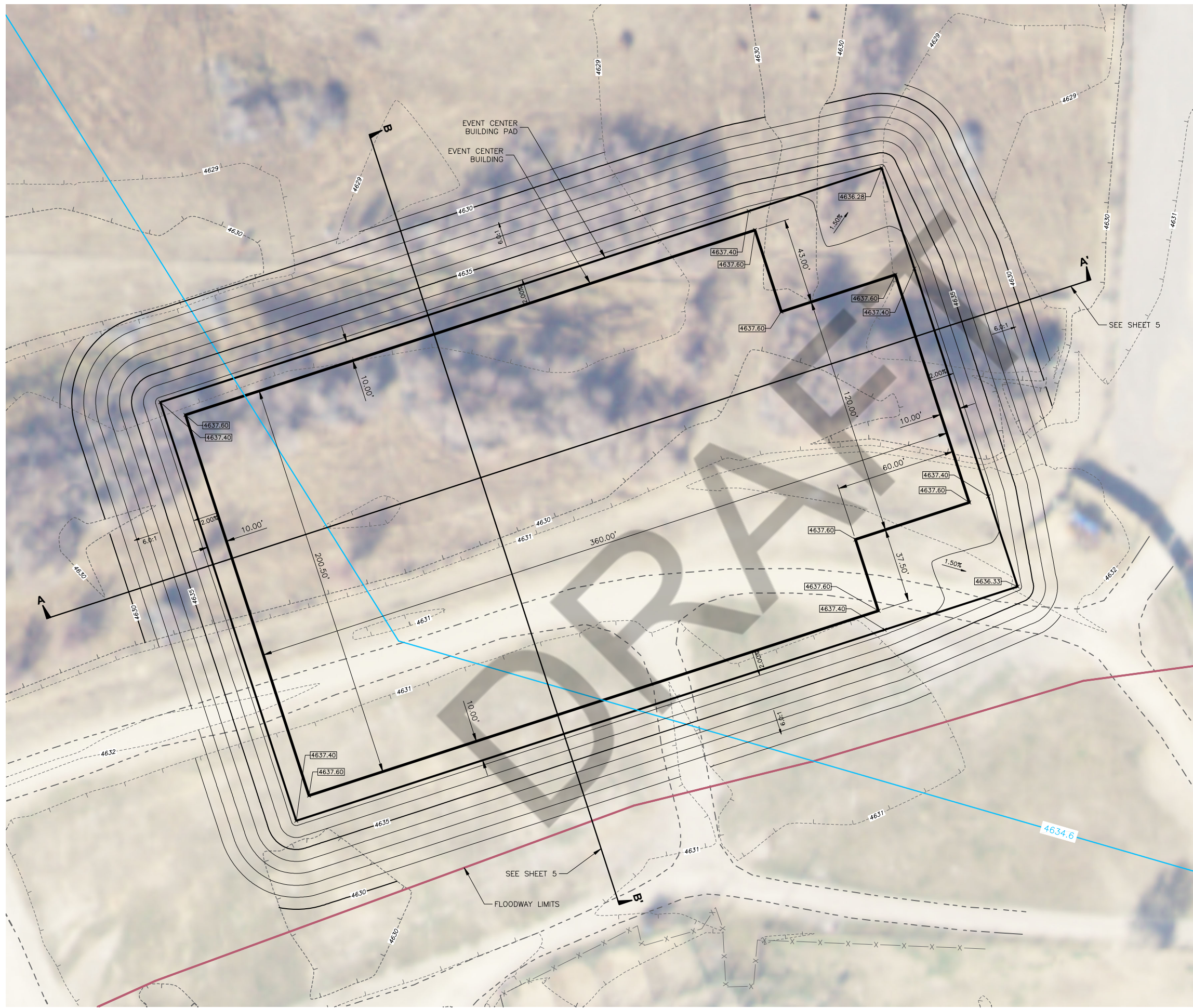
SITE PLAN

SHEET NO.
3
OF 5

NO.	REVISION DESCRIPTION	BY	DATE
1	PROJECT: 1-21175-TO13		
2	DESIGNED: BAA		
3	DRAWN: BAA		
4	CHECKED: ---		
5	APPROVED: J.T		
6	DATE: APRIL 25, 2023		



Y:\Shared\Helena Projects\1-21175-Madison County On-Call 2021\1013 - Fairgrounds Grading\CADD 1-21175-TO13\Sheets\1-21175-TO13-04-GP.dwg

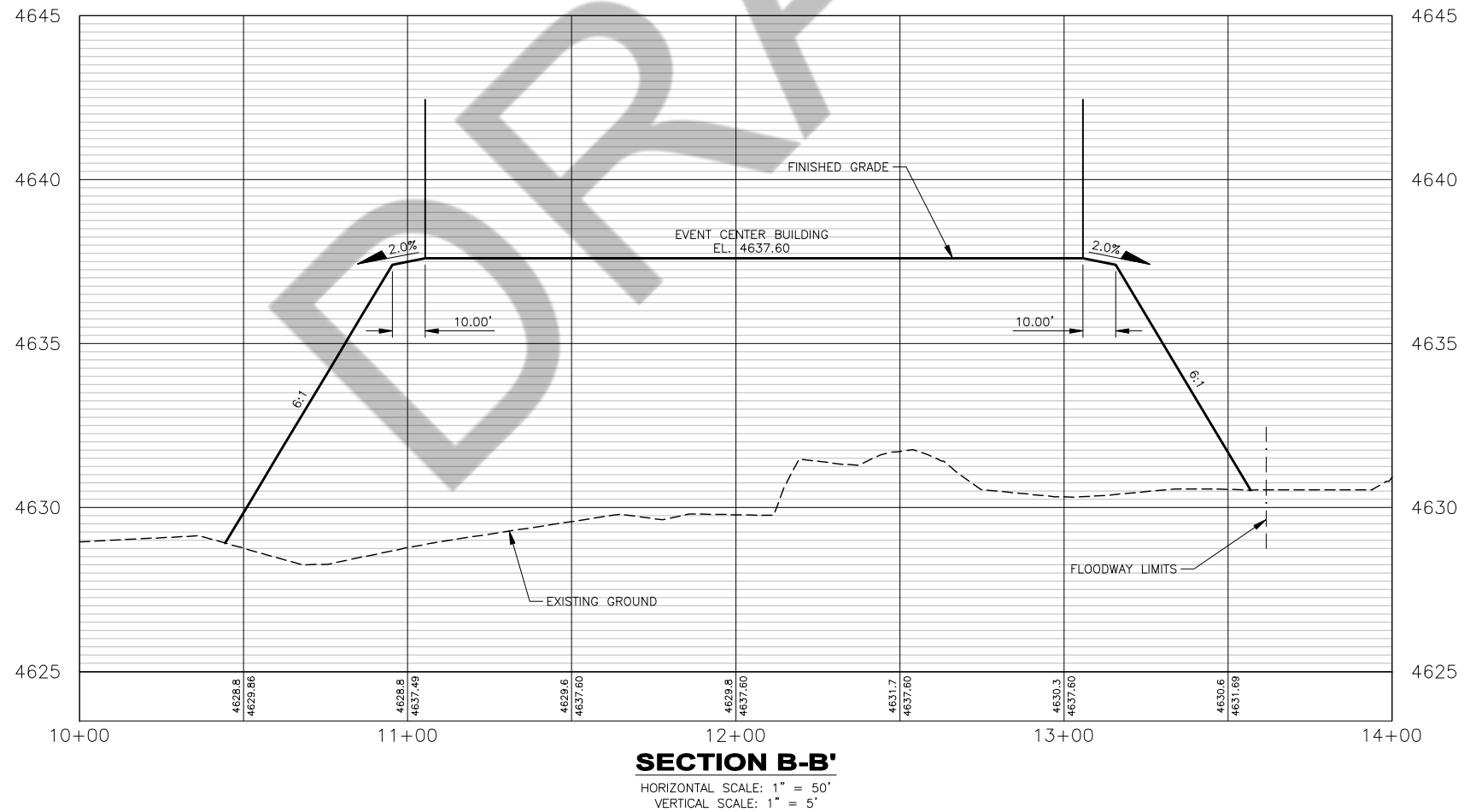
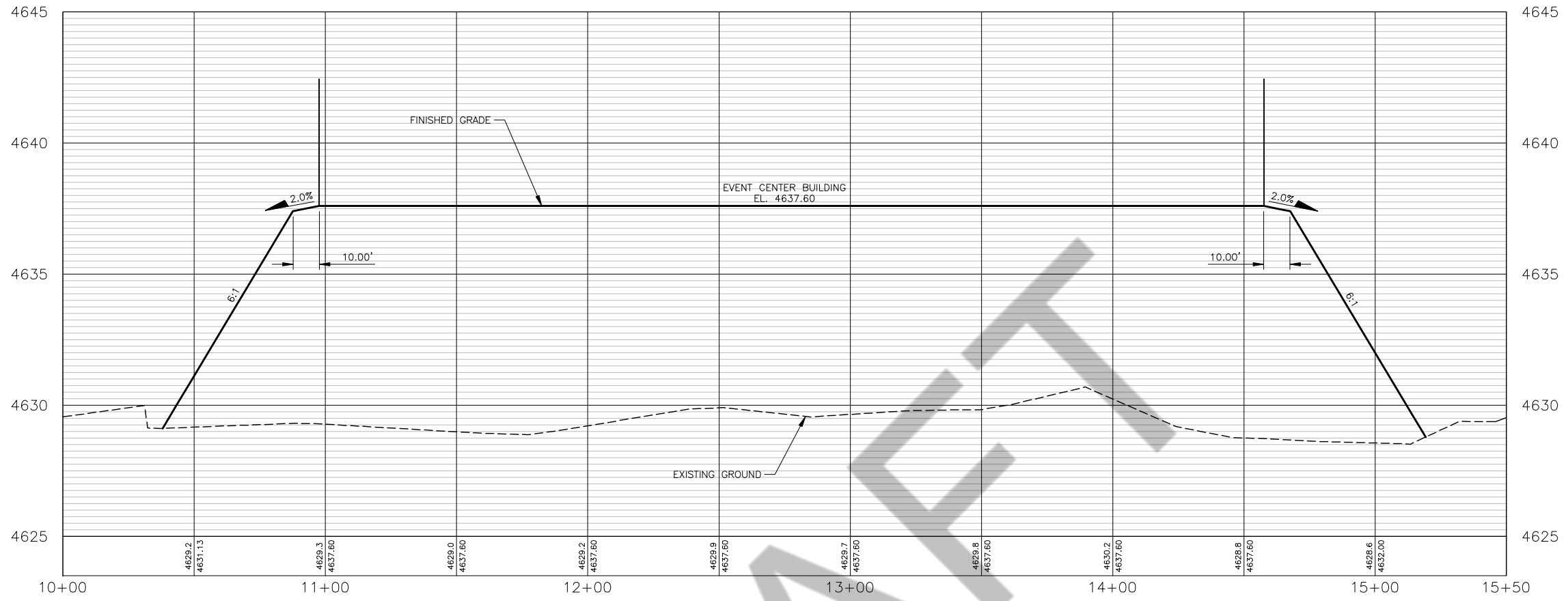


MADISON COUNTY
FAIRGROUNDS EVENT CENTER
 GRADING PLAN

SHEET NO.
4
 OF 5

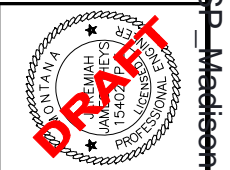


PROJECT: 1-21175-TO13	DESIGNED: BAA	DATE: APRIL 25, 2023
DRAWN: BAA	CHECKED: ---	
APPROVED: J.T.		
REVISION DESCRIPTION	NO.	BY DATE
	1	
	2	
	3	
	4	



NO.	REVISION DESCRIPTION	BY	DATE

PROJECT: 1-21175-TO13
 DESIGNED: BAA
 DRAWN: BAA
 CHECKED: ---
 APPROVED: JTT
 DATE: APRIL 25, 2023



MADISON COUNTY
FAIRGROUNDS EVENT CENTER
 SECTIONS

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DRAFT

ORDINANCE 3-2026

**AN ORDINANCE ADOPTING AMENDED
BUILDINGS FOR LEASE OR RENT REGULATIONS**

WHEREAS, the 63rd Legislature and the Governor of Montana established a review process applicable to buildings for lease or rent, effective September 1, 2013, and included in Montana Code Annotated (MCA) Title 76, Chapter 8; and

WHEREAS, the review process allows local governments to establish regulations that guide the application and review of the creation of four (4) or more buildings for rent or lease on a single tract of land, when not otherwise exempt pursuant to Section 76-8-102, MCA; and

WHEREAS, the Madison County Board of Commissioners adopted regulations for the application and review of buildings for lease or rent through Resolution 34-2013 on September 3, 2013; and

WHEREAS, the Madison County Board of Commissioners amended regulations for the application and review of buildings for lease or rent through Resolution 32-2016 on September 12, 2016; and

WHEREAS, subsequent legislation has added the review of recreational vehicles parks and campgrounds to MCA Title 76, Chapter 8; and

WHEREAS, the Madison County Board of Commissioners proposes to amend regulations for the application and review of buildings for lease or rent via Ordinance; and

WHEREAS, this Ordinance replaces all previous resolutions relating to the application and review of buildings for lease or rent, including Resolution 34-2013 and Resolution 32-2016; and

WHEREAS, on February 10, 2026, the Madison County Board of Commissioners adopted Resolution 12-2026, a Resolution of Intent to Adopt Amended Buildings for Lease or Rent Regulations; and

WHEREAS, copies of the proposed amended Buildings for Lease or Rent Regulations were made available for public review at the Madison County Commissioner's Office, Madison County Planning Office, and on the Madison County website; and

WHEREAS, the Madison County Board of Commissioners held a public hearing on the proposed amended Buildings for Lease or Rent Regulations on March 10, 2026; and

WHEREAS, after considering comments received up to and through the public hearing held on March 10, 2026, the Madison County Board of Commissioners finds the proposed amended Buildings for Lease or Rent Regulations to be acceptable.

NOW, THEREFORE BE IT ORDAINED, the Madison County Board of Commissioners adopts the amended Buildings for Lease or Rent Regulations.

PASSED AT THE FIRST READING by the Madison County Board of Commissioners this 10th day of March, 2026.

ATTEST:

APPROVED:

Paula McKenzie
Clerk and Recorder
Madison County

Ronald E. Nye, Chairman

Duke W. Gilman

William A. Todd
Board of Commissioners
Madison County

PASSED AND ADOPTED AT SECOND READING by the Madison County Board of Commissioners this 31st day of March, 2026.

ATTEST:

APPROVED:

Paula McKenzie
Clerk and Recorder
Madison County

Ronald E. Nye, Chairman

Duke W. Gilman

William A. Todd
Board of Commissioners
Madison County

This Ordinance shall take effect as of April 31, 2026.

**Madison County
Buildings for Lease or Rent Regulations
(Amended March 2026)**

Adopted via Ordinance No. 3-2026

1. Purpose

The following regulations are intended to provide an administrative process for the acceptance and review of applications for the creation of buildings for rent or lease in Madison County. The rent or lease of a building on a tract of record may directly impact the property and its surroundings with regard to vehicular access, public health, safety, and general welfare, the provision of public services and utilities, and the physical environment. These regulations are adopted for the purpose of considering and mitigating potential impacts resulting from buildings proposed for rent or lease on a single tract of record, ensuring protection of the public's health, safety, and general welfare.

2. Authority & Administration

- A. These regulations are adopted under the authority of Sections 76-8-101, *et seq.*, MCA.
- B. The Planning Director and/or Planner is designated by the Madison County Board of Commissioners to administer these regulations.

3. Applicability

- A. These regulations apply to all lands within the jurisdiction of Madison County.
- B. In their interpretation and application, the provisions of these regulations may be regarded as the minimum requirements for the protection of the public health, safety, and general welfare.
- C. These regulations are not intended to abrogate or annul any construction permit, subdivision approval, variance, or other lawful and applicable permit issued before the effective date of these regulations.
- D. These regulations are not intended to abrogate or annul any other regulations applicable to a tract of land, including but not limited to zoning, building codes, private covenants, or floodplain regulations.

4. Definitions

- A. *Administrator* – The individual designated by the governing body to carry out the terms of these regulations.
- B. *Applicant* – The owner, or designated representative, of land for which an application for the creation of a building for rent or lease has been submitted.

- C. *Building* – As defined in Section 76-8-101(1), MCA, a structure or a unit of a structure with a roof supported by columns or walls for the permanent or temporary housing or enclosure of persons or property or for the operation of a business. The term includes a cell tower or multiple spaces for lease or rent under single ownership on which recreational vehicles as defined in 61-1-101, MCA, or mobile homes as defined in 15-24-201, MCA, will be placed. The term does not include a condominium or townhome.
- D. *Department* – As defined in Section 76-8-101(2), MCA, the Montana Department of Environmental Quality, provided for in 2-15-3501.
- E. *Governing Body* – As defined in Section 76-8-101(3), MCA, the legislative authority for a city, town, county, or consolidated city-county government.
- F. *Landowner* – As defined in Section 76-8-101(4), MCA, an owner of a legal or equitable interest in real property. The term includes an heir, successor, or assignee of the ownership interest.
- G. *Local Reviewing Authority* – As defined in Section 76-8-101(5), MCA, a local department or board of health that is approved to conduct reviews under Title 76, chapter 4 (sanitation).
- H. *Storage Unit* - Space such as rooms, lockers, and containers rented or leased to tenants for the safekeeping of goods.
- I. *Supermajority* – As defined in Section 76-8-101(6), MCA:
- i. An affirmative vote of at least two-thirds of the present and voting members of a city or town council;
 - ii. A unanimous affirmative vote of the present and voting county commissioners in counties with three county commissioners;
 - iii. An affirmative vote of at least four-fifths of the present and voting county commissioners in counties with five commissioners;
 - iv. An affirmative vote of at least two-thirds of the present and voting commissioners in counties with more than five commissioners; or
 - v. An affirmative vote of at least two-thirds of the present and voting members of the governing body of a consolidated city-county government.
- J. *Tract* – As defined in Section 76-8-101(7), MCA, an individual parcel of land that can be identified by legal description, independent of any other parcel of land, using documents on file in the records of the Madison County Clerk and Recorder's office.

5. Buildings for Lease or Rent – Exemptions

- A. A building created for lease or rent on a single tract is exempt from the provisions of this part if:

- i. The building is in conformance with applicable zoning regulations adopted pursuant to Title 76, Chapter 2, Parts 1 through 3, provided that the zoning contains the elements of 76-8-107, MCA; or
- ii. When applicable zoning regulations are not in effect:
 - a. The building was in existence or under construction before September 1, 2013;
 - b. The building provides accommodations as defined in 15-68-101, MCA, that are subject to the lodging facility use tax under Title 15, Chapter 65, except for spaces created for recreation camping vehicles or mobile home parks;
 - c. The building is created for lease or rent for farming or agricultural purposes;
 - d. The building is not served by water and wastewater and will not be leased or rented;
 - e. The building is served by water and wastewater and the landowner records a notarized declaration with the Madison County Clerk and Recorder, stating that the proposed building will not be leased or rented. The declaration recorded pursuant to this subsection (1)(b)(v) runs with the land and is binding on the landowner and all subsequent landowners and successors in interest to the property. This declaration must include, but is not limited to:
 - I. The name and address of the landowner;
 - II. A legal description of the tract upon which the proposed building will be located; and
 - III. A specific description of the building on the tract of record.
- B. Any building that is exempt under subsection (1) from the provision of this part and that is or will be served by water or wastewater must be in compliance with the provisions of 76-8-106, MCA.
- C. The exemption provided in subsection (1)(b)(i) is limited to the first three buildings created for lease or rent on a single tract.

6. Requirements for Buildings for Lease or Rent

- A. In areas where zoning regulations are in effect that the governing body has determined contain the elements of Section 76-8-104, MCA, the construction of all buildings must meet the requirements of the applicable zoning regulations.
- B. When applicable zoning regulations are not in effect, a building that is not created for rent or lease and is not or will not be served by water or wastewater facilities is exempt from these regulations.

- C. The first three (3) or fewer buildings for lease or rent proposed on a single tract of record and not otherwise exempt under subsections (A)-(E), require review and approval by the department or local reviewing authority for sanitation review if required by Title 76, Chapter 4, MCA, or to the local board or department of health if review is required by Title 50, MCA. If the department, local reviewing authority, or local board or department of health approves the application for sanitation review, the landowner shall record the certificate of approval and any conditions associated with the approval of the application with the Madison County Clerk and Recorder.
- D. All other buildings for lease or rent on a single tract of record require review and approval by the governing body, pursuant to the provisions of Section 7.
- E. A landowner may voluntarily request a Certificate of Compliance from the Administrator to document that a building is exempt from these regulations. Such requests should be made in writing to the Administrator. The burden of proof rests with the landowner to demonstrate how an existing or proposed building meets an exemption from these regulations. The landowner may record a Certificate of Compliance with the Madison County Clerk and Recorder.

7. Application & Review of Building for Lease or Rent

A. Application Submittal

- i. An application for the creation of buildings for lease or rent shall be submitted to the administrator on the form provided by the administrator, and accompanied by the payment of any fees established for the review of same.
- ii. The application shall include:
 - a. A copy of the deed or other legal description of the real property;
 - b. Evidence of the landowner's title and interest in the land for which the application is being made;
 - c. A site plan showing:
 - I. North arrow and scale bar (minimum scale of 1:20);
 - II. Property boundaries;
 - III. Existing and proposed onsite and adjacent offsite streets, roads, and easements that will serve the proposal;
 - IV. Existing and proposed access to the subject property;
 - V. Pertinent geographic features of the subject property, including any significant topographical features and designated floodplain;
 - VI. Location of existing and proposed water, wastewater, and solid waste facilities serving the subject property;

- VII. The location of existing and proposed buildings or structures on the subject property;
 - VIII. The location of existing natural and man-made hazards; and
 - IX. The location of any nearby or existing mapped floodplains, waterbodies/watercourses, and wetlands.
- d. A detailed narrative of existing and proposed buildings and their location on the subject property, including the uses proposed for each and the approximate floor area and ground coverage of each building.
 - e. A detailed narrative of the proposed water, wastewater, and solid waste disposal facilities intended to serve the buildings for lease or rent.
 - f. A detailed narrative of the emergency, medical, fire, and law enforcement services proposed to serve the buildings for lease or rent.
 - g. A detailed narrative describing the existing and proposed access to and from the site, as well as the on-site circulation providing access to the existing and proposed buildings for lease or rent, and evidence of legal access to the site.
 - h. A detailed narrative assessing the potential significant impacts on the surrounding physical environment or human population as a result of the proposed building for lease or rent, including a description of any proposed mitigation measures to avoid or minimize anticipated impacts.
 - i. A detailed narrative describing compliance with the adopted Madison County Growth Policy and other applicable land use regulations and/or maps.
 - j. For proposed RV parks and rental cabin resorts, a detailed narrative describing the density and proposed mitigation to this density, specifically regarding the impacts to the surrounding physical environment or human population, and safety and/or emergency plans to mitigate risks to public health and safety.

B. Review Process

- i. Upon receipt of an application along with all applicable fees, the Administrator shall, within ten (10) working days, determine whether the application is complete and notify the applicant in writing.
- ii. If the application is incomplete, the Administrator shall identify, in writing, any missing materials or insufficient information necessary to conduct the required review.
- iii. If the application is complete, the Administrator shall complete a review of the application, and the governing body shall approve, conditionally approve, or deny the application within sixty (60) working days. The timeframe may be extended upon mutual agreement, in writing, by the applicant and the Administrator. Review and approval, conditional approval, or denial of an application for the

creation of buildings for lease or rent pursuant to this section must be based upon the regulations in effect at the time an application is determined to be complete.

- iv. The governing body shall provide written notification to the landowner of the approval, conditional approval, or denial of the application within 60 working days after determining the application is complete.

C. Governing Body Decision

- i. The governing body may approve or conditionally approve the proposed buildings for lease or rent upon finding:
 - a. The proposed buildings for lease or rent, as submitted and/or conditioned, comply with these regulations and other regulations applicable to the property, and avoid or minimize potential significant impacts on the physical environment and human population in the area affected by the buildings for lease or rent;
 - b. Adequate water, wastewater, and solid waste facilities are available to serve the buildings for rent or lease;
 - c. Adequate access to the site is provided to serve the buildings for lease or rent;
 - d. Adequate emergency, medical, fire protection, and law enforcement services are available to serve the buildings for lease or rent; and
 - e. The buildings for lease or rent comply with applicable floodplain regulations.

D. Appeal

i. Appeal of Sanitation Decision

An applicant who is aggrieved by a final decision of the department or the local reviewing authority made pursuant to Section 5(C) of these regulations may request a hearing as provided in Section 76-4-126(1), MCA. For purposes of this subsection, the contested case provisions of the Montana Administrative Procedure Act, Title 2, Chapter 4, Part 6, apply to the proceeding.

ii. Appeal of Local Governing Body Decision

An applicant or landowner with a property boundary contiguous to the tract on which buildings for lease or rent are proposed to be located who is aggrieved by a decision of the governing body may, within 30 days of the date of the final decision of the governing body, appeal to the District Court of Madison County.

- iii. For purposes of this section, "aggrieved" has the meaning provided in Section 76-3-625, MCA.

8. Enforcement and Penalties

- A. The Administrator shall notify the landowner or any other responsible party of a violation of these regulations by certified mail and/or posting on the subject property. The notice shall describe the violation, cite the section of these regulations being violated, and request the responsible party to voluntarily comply within a minimum of 30 days.
- B. Any person who receives a notice of violation may, within 30 days, request inspection by the Administrator to show that compliance has been attained or appeal the notice of violation to the governing body.
- C. If, after the minimum 30 days required for voluntary compliance has lapsed, compliance has not been attained or an appeal has not been filed, the Administrator shall request that the Madison County Attorney begin legal action against the landowner or any other responsible party.
- D. Upon request by the Administrator, the Madison County Attorney may immediately commence any actions and proceedings available in law or equity to prevent the creation of a building for lease or rent in violation of these regulations; restrain, correct, or abate a building for lease or rent in violation of these regulations; or prevent the occupancy of a building for lease or rent in violation of these regulations.
- E. A violation of these regulations is a misdemeanor punishable by a fine not exceeding \$500.

MADISON COUNTY PLANNING

P.O. Box 278 • Virginia City, Montana 59755 • Phone (406) 898-4331

STAFF REPORT

To: Madison County Commissioners; Clerk & Recorder; Sanitarian; GIS

From: Cody Marxer, Planning Director

Date: March 5, 2026

Subject: Moonlight Basin West 1 PUD Subdivision – Amended Plat of Condo Lot 1 – Final Plat

Landowner: MB MT Acquisition LLC, MB West Owner LLC
c/o Lone Mountain Land Company
P.O. Box 160040
Big Sky, Montana 59716

Representative: Beth Famiglietti
Lone Mountain Land Company
P.O. Box 160040
Big Sky, MT 59716

Surveyor: TD&H Engineering
234 E Babcock St #3
Bozeman, MT 59715

Proposal: The request is for Final Plat approval of Moonlight Basin West 1 PUD Subdivision- Amended Plat of Condo Lot 1. The proposed amended plat will subdivide a single tract of approved for ten residential condo units into 13 lots, including ten residential single-family lots and three utility lots.

Location: Within the Moonlight Basin Overall Development Plan (ODP) area, Moonlight Basin West 1 PUD Subdivision is located on the western side of Moonlight Basin, adjacent to the existing Moonlight Basin golf course, the Reserve at Moonlight Basin. This amended plat is specific to Condo Lot 1 of the final plat of Moonlight Basin West 1 PUD Subdivision.

Legal Description: NW ¼, NE ¼ of Section 15, Township 6 South, Range 2 East, P.M.M., Madison County, Montana

Commissioner District: 3 – Commissioner Bill Todd

Preliminary Plat Approval: February 3, 2026, with 20 conditions of approval

The final plat and supplemental materials for Moonlight Basin West 1 PUD Subdivision – Amended Plat of Condo Lot 1 were evaluated against applicable provisions of the Madison County Subdivision Regulations (1-2025) and the conditions of preliminary plat approval.

Subdivision Improvements Agreement:

The amended plat application does not include an updated Subdivision Improvements Agreement (SIA). The original and current SIA for Moonlight Basin West 1 PUD Subdivision includes all improvements for the amended plat of Condo Lot 1; no additional improvements are included in this application.

Conclusion:

I find the submittal to be in compliance with the conditions set forth in the February 3, 2026, Preliminary Plat approval and recommend the Board of County Commissioners approve and sign the final plat and accompanying documents for recordation, as applicable.

DRAFT

MADISON COUNTY PLANNING

P.O. Box 278 • Virginia City, Montana 59755 • Phone (406) 898-4331

STAFF REPORT

To: Madison County Commissioners; Clerk & Recorder; Sanitarian; GIS

From: Cody Marxer, Planning Director

Date: March 5, 2026

Subject: **Mason First Minor Subdivision – Final Plat**

Landowner: Brian Mason
PO Box 97
Cross Junction, VA 22625

Representative: Brent Miller
Gaston Engineering & Surveying
211 Haggerty Lane
Bozeman, MT 59715

Surveyor: James Verellen
Gaston Engineering & Surveying
211 Haggerty Lane
Bozeman, MT 59715

Proposal: The request is for Final Plat approval of Mason First Minor Subdivision. The proposed subdivision will subdivide a single ~118-acre tract into two (2) lots, 38.486-acres and 80.0-acres, respectively.

Location: South of Montana Highway 287 in the Raynold's Pass area.

Legal Description: Section 22 and 23, Township 12 South, Range 2 East, COS 7/1715BA, Parcel 3-A, P.M.M., Madison County, Montana

Commissioner District: 3 – Commissioner Bill Todd

Preliminary Plat Approval: September 2, 2025, with 27 conditions of approval

The final plat and supplemental materials for Mason First Minor Subdivision were evaluated against applicable provisions of the Madison County Subdivision Regulations (1-2025) and the conditions of preliminary plat approval.

Conclusion:

I find the submittal to be in compliance with the conditions set forth in the September 2, 2025, Preliminary Plat approval and recommend the Madison County Board of Commissioners approve and sign the final plat.

MADISON COUNTY PLANNING

P.O. Box 278 • Virginia City, Montana 59755 • Phone (406) 898-4331

STAFF REPORT

To: Madison County Commissioners
Madison County Clerk & Recorder
Madison County Sanitarian

From: Cody Marxer, Planning Director

Date: March 5, 2026

**Subject: Amended Plat – Platted Building Envelope Removal
Franzke Minor Subdivision No. 354, Lot 22A**

Proposal: The landowner of Lots Lot 22A of Franzke Minor Subdivision No. 354 seeks to remove the platted building envelope on the subject property.

Location: The subject property is located in the North Meadow Creek area, northwest of Ennis, in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Township 4 South, Range 2 West, of Madison County, Montana.

Current Uses: Lot 22A is currently developed with one single-family residence.

Representative: Margaret Stecker, Skyline Surveying Inc

Owner: Timothy and Raquel Dimock

Exemption Review: The Exemption Review Board reviewed the proposed Amended Plat on March 4, 2026, and found the proposal and survey to be acceptable and in compliance with all applicable laws and regulations.

Recommendation: Lot 22A is currently developed with one single-family residential structure, constructed in 2009 under different land ownership. Franzke Minor Subdivision is a two-lot minor subdivision platted in 1999. An irrigation ditch and North Meadow Creek traverse the subject property and the proposed amended plat has maintained 30' easements from both water courses. The removal of the building envelope does not negate applicable permitting requirements for any construction or excavation related to wetlands or water courses. Additionally, Madison County Planning has found no details or evidence supporting the platted building envelope. It is recommended that the Madison County Commissioners approve and sign the Amended Plat of Lot 22A, Franzke Minor Subdivision No. 354.

AMENDED PLAT

LOT 22A, FRANZKE MINOR SUBDIVISION NO. 354, BOOK 4 OF PLATS, PAGE 354

LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 2 WEST, P.M.M., MADISON COUNTY, MONTANA.

FOR: TIMOTHY B. AND RAQUEL A. DIMOCK
TO REMOVE THE PLATTED BUILDING ENVELOPE FROM THE FACE OF THE PLAT.

CERTIFICATE OF CLERK AND RECORDER

STATE OF MONTANA)
County of Madison) :SS

Filed for record this _____ day of _____, 2026, at
o'clock and recorded as Book _____ of _____, Page _____.
Document # _____ Fee: _____

County Clerk and Recorder, Madison County, Montana

CERTIFICATE OF SURVEYOR

I, the undersigned, Margaret J. Stecker, Professional Land Surveyor, do hereby certify that between February 11, 2026 and _____, 2026, I surveyed this plat and described the same as shown on the accompanying Amended Plat and platted in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-625, and the Madison County Subdivision Regulations.

Dated this _____ day of _____, 2026

Margaret J. Stecker #16969 LS
Skyline Surveying, Inc.

CERTIFICATE OF COUNTY TREASURER

I hereby certify, pursuant to Section 76-3-611(1)(b)MCA, that no real property taxes or special assessments assessed and levied on the land described below and encompassed by this survey are delinquent.

See Legal Description of land.

ASSESSOR CODE: 27008011

Dated this _____ day of _____, 2026

Treasurer, Madison County, Montana

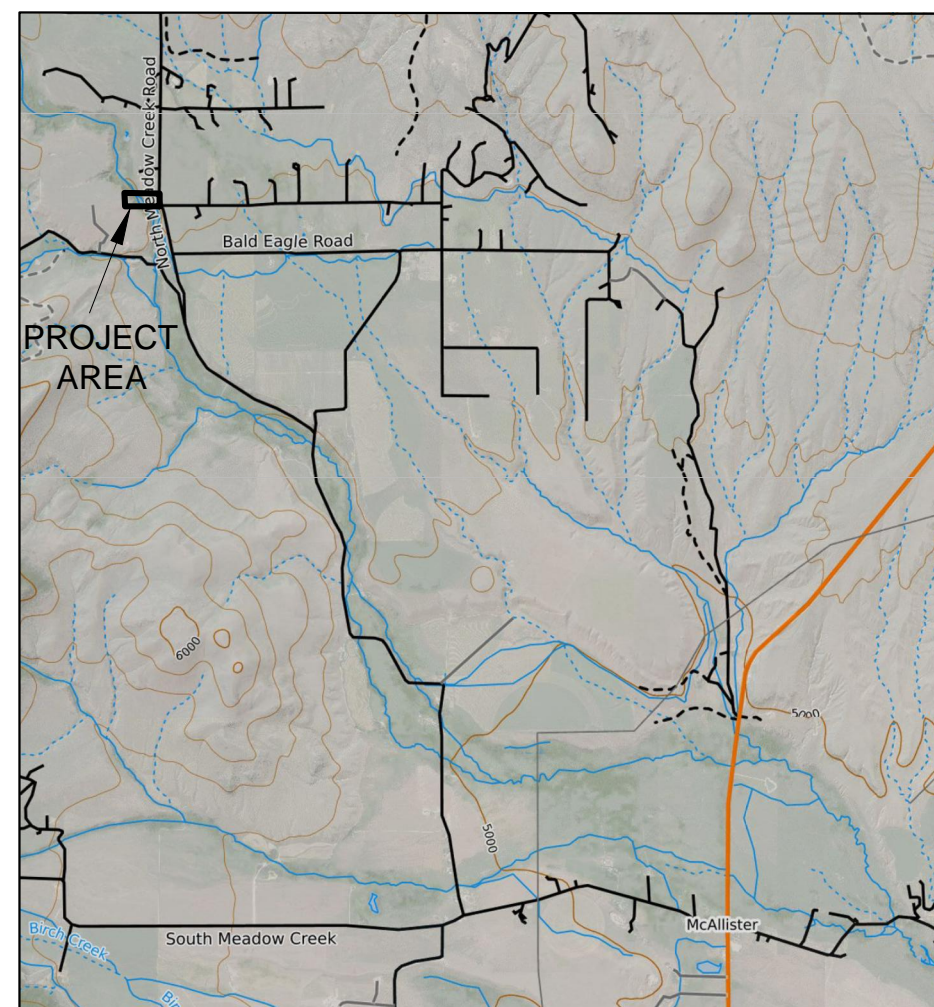
CERTIFICATE OF COUNTY COMMISSIONERS

I, Chairman of the Board of County Commissioners, Madison County, do hereby certify that I have examined this Amended Plat and having found the same to conform to the requirements of the Subdivision and Platting Act, Section 76-3-101 et. seq. MCA, and the Madison County Subdivision Regulations and hereby approve this Amended Plat.

Dated this _____ day of _____, 2026

Chairman, Board of Commissioners
Madison County, Montana

ATTEST: _____



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF EXEMPTION BUILDING ENVELOPE

I hereby certify that the purpose of this survey is for a platted building envelope to be removed. Therefore this survey is exempt from review as a subdivision pursuant to Section 76-3-207(2), MCA. "Notwithstanding the provisions of subsection (1), within a platted subdivision filed with the county clerk and recorder, a division, redesign, or rearrangement of lots that results in an increase in the number of lots or that redesigns or rearranges six or more lots must be reviewed and approved by the governing body before an amended plat may be filed with the county clerk and recorder."

AND the Madison County Subdivision Regulations, Chapter II-B-6(a) Amended Plat Review

The boundary of Lot 22A is not being amended on this survey and so is not subject to Sanitary Restriction review.

Dated this _____ day of _____, 2026

TIMOTHY B. DIMOCK

Dated this _____ day of _____, 2026

RAQUEL A. DIMOCK

State of _____ :SS

County of _____

This instrument was acknowledged before me on this day of _____, 2026, by
TIMOTHY B. AND RAQUEL A. DIMOCK.

Signature of notarial officer

Name - typed, stamped, or printed

Title (and Rank) _____
Residing at _____
My commission expires: _____

LEGAL DESCRIPTION

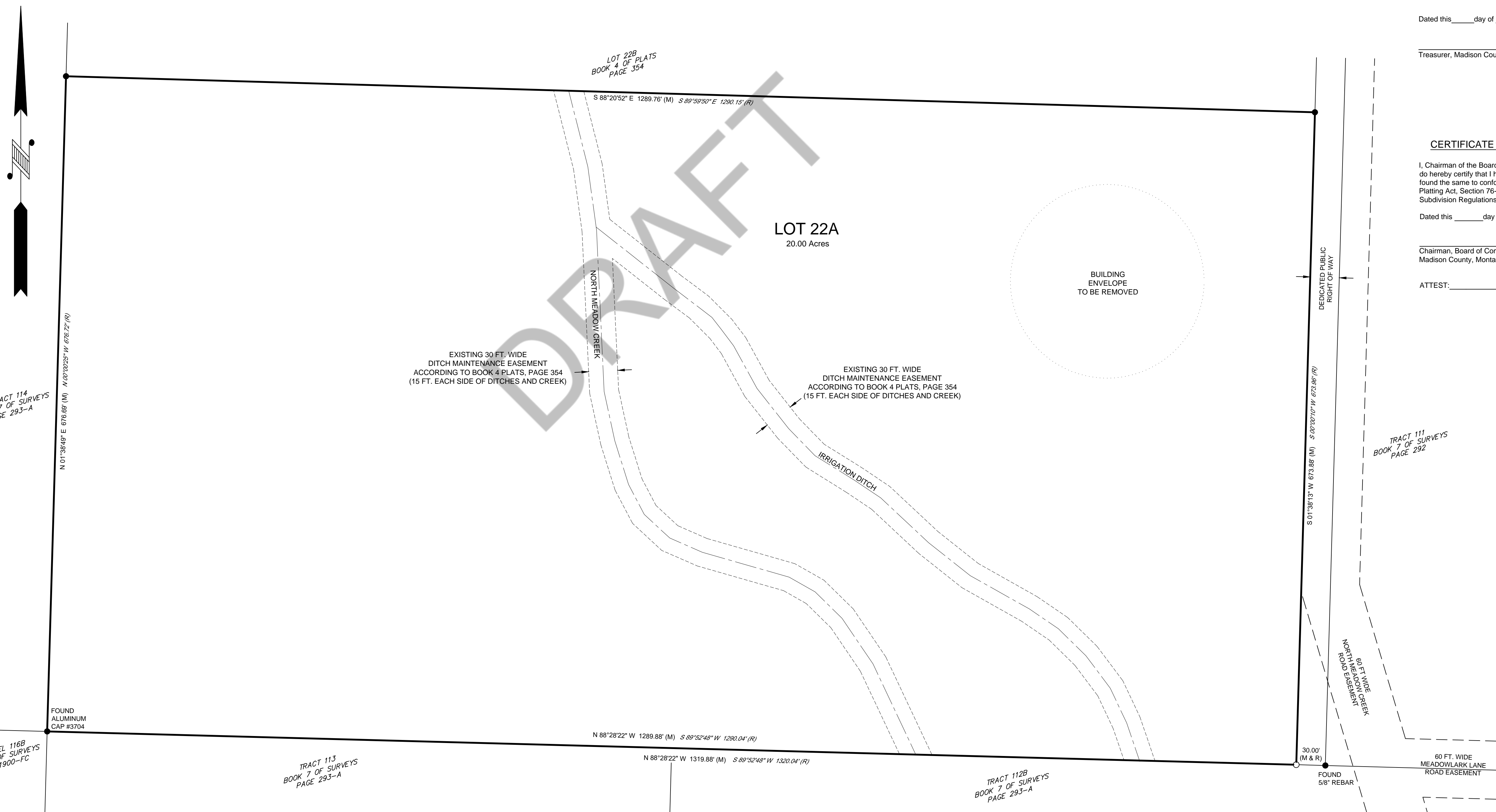
LOT 22A, FRANZKE MINOR SUBDIVISION NO. 354, BOOK 4 OF PLATS, PAGE 354, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 2 WEST, P.M.M., MADISON COUNTY, MONTANA.

SAID TRACT CONTAINS 20.00 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS OF RECORD OR APPARENT ON THE GROUND.

SURVEY NOTES

- IT IS NOT THE INTENT OF THIS SURVEY TO SHOW ALL EXISTING EASEMENTS AND ENCUMBRANCES FOR THE TRACTS BEING SURVEYED.
- THIS DOCUMENT IS CONSIDERED A DRAFT COPY UNLESS SIGNED, DATED AND SEALED BY THE LAND SURVEYOR.

AMENDED PLAT



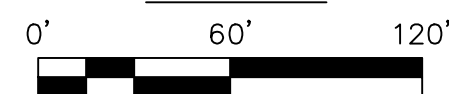
LEGEND

- FOUND YELLOW PLASTIC CAPPED REBAR MARKED "MORRISON-MAIERLE INC", UNLESS NOTED
- SET YELLOW PLASTIC CAP ON 5/8" REBAR MARKED "SKYLINE 16969 LS"
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION FROM BOOK 4 OF PLATS, PAGE 354
- - - EXISTING ROAD EASEMENT ACCORDING TO BOOK 7 OF SURVEYS, PAGE 292
- - - EXISTING DITCH MAINTENANCE EASEMENT AS SHOWN ON BOOK 4 PLATS, PAGE 354
- EXISTING 100 FT. RADIUS BUILDING ENVELOPE TO BE REMOVED

BASIS OF BEARING

BEARINGS ARE GRID, DERIVED FROM GPS OBSERVATIONS WITH SURVEY-GRADE RECEIVERS AND REFERENCED TO THE MONTANA COORDINATE SYSTEM, NAD83(1999)
CONVERGENCE ANGLE = -1°40'39"

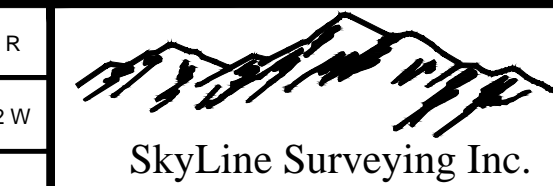
SCALE BAR



AMENDED PLAT

MADISON COUNTY, MONTANA

1/4	SEC	T	R
12	4S	2W	



SkyLine Surveying Inc.
P.O. Box 321, McAllister, MT 59740 (406)581-0144

DRAWN	DATE	AMENDED
MJS	2/18/2026	PLAT
SCALE	SHEET	PROJECT NO.
1"=60'	1 OF 1	1341-001

SECTION I - MCEP RECIPIENT INFORMATION				
MCEP CONTRACT NUMBER MT-MCEP-CG-25-050	REQUEST NUMBER 8	TOTAL AMOUNT REQUESTED \$ 6,736.00		
Name and Address of MCEP Recipient Madison County 103 W Wallace Virginia City, MT 59755		Make Deposit Payable To: Madison Valley Bank PO Box 307 Ennis, MT 59729 Account: 8644130003 - ABA: 092901117		
SECTION II - FINANCIAL				
	A Amount Budgeted	B Amount Expended Prior to this Request	C Amount Requested	D Balance Remaining After This Request
1. TOTAL ADMINISTRATION BUDGET	\$ 11,250.00	\$ 8,243.50	\$ 722.00	\$ 2,284.50
2. Percent	% of Total Grant 0.022524281	% of Column A 0.73		
3. TOTAL ACTIVITY BUDGET	\$ 488,211.00	\$ 62,260.00	\$ 6,014.00	\$ 419,937.00
4. Percent	% of Total Grant 0.977475719	% of Column A 0.13		
5. TOTAL GRANT BUDGET	\$ 499,461.00	\$ 70,503.50	\$ 6,736.00	\$ 422,221.50
			TOTAL Amount Requested	\$6,736.00
REMARKS:				
SECTION III - LOCAL APPROVAL				
"By signing this report, I certify to the best of my knowledge and belief that the report is true, complete, and				
DATE: March 10, 2026	SIGNATURE:		TITLE: Commission Chairman	
DATE: March 10, 2026	COUNTERSIGNATURE:		TITLE: Commissioner	
SECTION IV - DOC APPROVAL				
EXPENDITURES REASONABLE, APPROPRIATE SIGNATURES CORRECT CONSISTENT WITH PRECEDING REQUESTS & TITLE: ADMINISTRATION DOES NOT EXCEED 10% BUDGET AMENDMENT APPROVED		APPROVED BY: DATE:		



Madison County
 103 West Wallace
 PO Box 278
 Virginia City, MT 59755-0278

Invoice number 38096
 Date 11/13/2025
 Project **1-21175 Madison County On-Call 2021-2026**

Professional Services from October 19, 2025 through November 08, 2025

Task Order No. 21 - Seyler Lane Bridge Design, CA, & Grant Administration

Task 6 - Bidding Procedures

Professional Fees

	Hours	Rate	Billed Amount
Engineer 3	0.25	170.00	42.50
Engineer 5	3.50	217.00	759.50
	2.00	206.00	412.00
Phase subtotal			1,214.00

Task 8 - Grant Administration Assistance

Professional Fees

	Hours	Rate	Billed Amount
Project Administrator	4.00	152.00	608.00
Task Order No. 21 - Seyler Lane Bridge Design, CA, & Grant Administration subtotal			1,822.00

Invoice total **1,822.00**

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Current Billed
TASK ORDER NO. 21 - SEYLER LANE BRIDGE DESIGN, CA, & GRANT ADMINISTRATION				
77.1-09 TASK 1 - FIELD SURVEY, DATA COLLECTION, & MAPPING	10,500.00	10,498.90	10,498.90	0.00
77.2-09 TASK 2 - PROJECT DESIGN	56,020.00	56,010.90	56,010.90	0.00
77.3-09 TASK 3 - PERMITTING	31,000.00	30,992.78	30,992.78	0.00
77.4-09 TASK 4 - FLOODPLAIN PERMIT - ANALYSIS & APPLICATION	14,500.00	14,495.25	14,495.25	0.00
77.5-09 TASK 5 - GEOTECHNICAL INVESTIGATION	15,000.00	15,358.80	15,358.80	0.00
77.6-09 TASK 6 - BIDDING PROCEDURES	6,500.00	3,492.00	4,706.00	1,214.00
77.7-09 TASK 7 - CONSTRUCTION ADMINISTRATION & OBSERVATION	50,480.00	0.00	0.00	0.00
77.8-09 TASK 8 - GRANT ADMINISTRATION ASSISTANCE	18,000.00	13,066.00	13,674.00	608.00
Subtotal	202,000.00	143,914.63	145,736.63	1,822.00
Total	202,000.00	143,914.63	145,736.63	1,822.00

Madison County

Invoice number 38096

Project 1-21175 Madison County On-Call 2021-2026

Date 11/13/2025

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
38096	11/13/2025	1,822.00	1,822.00				
	Total	1,822.00	1,822.00	0.00	0.00	0.00	0.00

Payments are due within 30 days of the invoice date. Invoices that are past-due will incur interest charges. Thank you.

Secure online payment processing for this invoice via ACH or credit card is available at <https://www.billandpay.com/go/greatwesteng>

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Home

Invoice Detail Lookup

Grant West Engineering

Date	Invoice Number	Phase B1 & Description	Employee	Employee Type	Hours	Blind Rate	Blind Amount	Notes
TOTALS					8.75		1,422.00	
11/6/2025	38096	Task Order No. 21 - Seyler Lane Bridge Deck	Jermaine Trays	Engineer 5	1.00	217.0000	217.00	Review
11/6/2025	38096	Task Order No. 21 - Seyler Lane Bridge Deck	Lynne Clark	Project Admins	1.50	152.0000	228.00	Grant Management - Draw
11/4/2025	38096	Task Order No. 21 - Seyler Lane Bridge Deck	Ryan Eubank	Engineer 5	2.00	206.0000	412.00	PM review QA
11/4/2025	38096	Task Order No. 21 - Seyler Lane Bridge Deck	Logan Williams	Engineer 3	0.25	170.0000	42.50	Asst. Jordan with Questions
10/30/2025	38096	Task Order No. 21 - Seyler Lane Bridge Deck	Jermaine Trays	Engineer 5	1.50	217.0000	325.50	3-drafter's review
10/27/2025	38096	Task Order No. 21 - Seyler Lane Bridge Deck	Lynne Clark	Project Admins	1.25	152.0000	190.00	Grant Management - Draw and File Management
10/27/2025	38096	Task Order No. 21 - Seyler Lane Bridge Deck	Jermaine Trays	Engineer 5	1.00	217.0000	217.00	adding dates and schedule
10/25/2025	38096	Task Order No. 21 - Seyler Lane Bridge Deck	K-A-McBride	Project Admins	0.75	182.0000	144.00	Review post RFIs to balance with MDDCA meet upn. Review emails regarding menus and bidding.
10/24/2025	38096	Task Order No. 21 - Seyler Lane Bridge Deck	Lynne Clark	Project Admins	0.50	152.0000	76.00	Grant Management - Plead Invoice/draw prep

DRAFT



Madison County
 103 West Wallace
 PO Box 278
 Virginia City, MT 59755-0278

Invoice number 38345
 Date 12/16/2025
 Project **1-21175 Madison County On-Call 2021-2026**

Professional Services from November 9, 2025 through December 13, 2025

Task Order No. 21 - Seyler Lane Bridge Design, CA, & Grant Administration

Task 6 - Bidding Procedures

Professional Fees

	Hours	Rate	Billed Amount
Project Coordinator	0.50	115.00	57.50
Engineer 4	1.50	194.00	291.00
Engineer 5	7.00	206.00	1,442.00
Phase subtotal			1,790.50

Task 7 - Construction Administration & Observation

Professional Fees

	Hours	Rate	Billed Amount
Engineer 2	8.75	160.00	1,400.00
Engineer 4	5.00	194.00	970.00
Clerical Support	0.75	85.00	63.75

Reimbursables

	Units	Rate	Billed Amount
Miles	433.00	0.85	368.05
Postage			14.44
Per Diem	1.00	20.90	20.90

Consultant

	Units	Rate	Billed Amount
General Consultant SK Geotechnical			2,166.45

Phase subtotal 5,003.59

Task 8 - Grant Administration Assistance

Professional Fees

	Hours	Rate	Billed Amount
Project Administrator	0.75	152.00	114.00

Task Order No. 21 - Seyler Lane Bridge Design, CA, & Grant Administration subtotal 6,908.09

Invoice total **6,908.09**

Madison County
 Project 1-21175 Madison County On-Call 2021-2026

Invoice number 38345
 Date 12/16/2025

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Current Billed
TASK ORDER NO. 21 - SEYLER LANE BRIDGE DESIGN, CA, & GRANT ADMINISTRATION				
77.1-09 TASK 1 - FIELD SURVEY, DATA COLLECTION, & MAPPING	10,500.00	10,498.90	10,498.90	0.00
77.2-09 TASK 2 - PROJECT DESIGN	56,020.00	56,010.90	56,010.90	0.00
77.3-09 TASK 3 - PERMITTING	31,000.00	30,992.78	30,992.78	0.00
77.4-09 TASK 4 - FLOODPLAIN PERMIT - ANALYSIS & APPLICATION	14,500.00	14,495.25	14,495.25	0.00
77.5-09 TASK 5 - GEOTECHNICAL INVESTIGATION	15,000.00	15,358.80	15,358.80	0.00
77.6-09 TASK 6 - BIDDING PROCEDURES	6,500.00	4,706.00	6,496.50	1,790.50
77.7-09 TASK 7 - CONSTRUCTION ADMINISTRATION & OBSERVATION	50,480.00	0.00	5,003.59	5,003.59
77.8-09 TASK 8 - GRANT ADMINISTRATION ASSISTANCE	18,000.00	13,674.00	13,788.00	114.00
Subtotal	202,000.00	145,736.63	152,644.72	6,908.09
Total	202,000.00	145,736.63	152,644.72	6,908.09

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
38345	12/16/2025	6,908.09	6,908.09				
	Total	6,908.09	6,908.09	0.00	0.00	0.00	0.00

Payments are due within 30 days of the invoice date. Invoices that are past-due will incur interest charges. Thank you.

Secure online payment processing for this invoice via ACH or credit card is available at <https://www.billandpay.com/go/greatwesteng>



P. O. Box 80190
Billings, MT 59108-0190

Invoice 30179

Bill To Great West Engineering
2501 Belt View Drive
Helena, MT 59601
bbackeberg@greatwesteng.com
reliott@greatwesteng.com

Invoice Date 10/8/2025
Terms Net 30
Project Number 23-4374G
Service Geotechnical Evaluation
Project Description Seyler Lane Bridge over
Add'l Description Ruby River
Project Location Madison County, Montana
Client Project No. 1-21175 TO 21
Contract No.
P.O. No.
Services From 7/26/2025
Services Through 9/26/2025

APPROVED

By Bree Backeberg at 10:17 am, Oct 09, 2025

1-21175 Madison County On-Call 2021-2026

Description	Qty	Rate	Amount
Lump Sum Project - (100% complete)	0.13	15,150.00	1,969.50
Total amount authorized:		\$15,150.00	
Amount previously invoiced:		\$13,180.50	

Phone: 406.652.3930 Tax ID: 33-3880831 Please pay from invoice.

Total \$1,969.50

Home

Great West Engineering

Invoice Detail Lookup

Date	Invoice Number	Phase ID & Description	Employee	Employee Type	Hours 2/1/26	Billed Rate	Billed Amount 2/1/26	Notes
TOTALS:								
11/14/20	38345	Task Order No. 21 - Seyler Lane Bridge Des	Lori Caplis	Project Adminis	0.75	152.0000	114.00	Grant Management - draw prep

DRAFT



Madison County
 103 West Wallace
 PO Box 278
 Virginia City, MT 59755-0278

Invoice number 38742
 Date 01/26/2026
 Project **1-21175 Madison County On-Call 2021-2026**

Professional Services from December 14, 2025 through January 17, 2026

Task Order No. 21 - Seyler Lane Bridge Design, CA, & Grant Administration

Task 7 - Construction Administration & Observation

Professional Fees

	Hours	Rate	Billed Amount
Project Coordinator	1.50	115.00	172.50
Engineer 2	33.00	160.00	5,280.00
Engineer 3	0.75	170.00	127.50
Engineer 5	2.00	217.00	434.00
Phase subtotal			6,014.00
Task Order No. 21 - Seyler Lane Bridge Design, CA, & Grant Administration subtotal			6,014.00
		Invoice total	6,014.00

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Current Billed
TASK ORDER NO. 21 - SEYLER LANE BRIDGE DESIGN, CA, & GRANT ADMINISTRATION				
77.1-09 TASK 1 - FIELD SURVEY, DATA COLLECTION, & MAPPING	10,500.00	10,498.90	10,498.90	0.00
77.2-09 TASK 2 - PROJECT DESIGN	56,020.00	56,010.90	56,010.90	0.00
77.3-09 TASK 3 - PERMITTING	31,000.00	30,992.78	30,992.78	0.00
77.4-09 TASK 4 - FLOODPLAIN PERMIT - ANALYSIS & APPLICATION	14,500.00	14,495.25	14,495.25	0.00
77.5-09 TASK 5 - GEOTECHNICAL INVESTIGATION	15,000.00	15,358.80	15,358.80	0.00
77.6-09 TASK 6 - BIDDING PROCEDURES	6,500.00	6,496.50	6,496.50	0.00
77.7-09 TASK 7 - CONSTRUCTION ADMINISTRATION & OBSERVATION	50,480.00	5,003.59	11,017.59	6,014.00
77.8-09 TASK 8 - GRANT ADMINISTRATION ASSISTANCE	18,000.00	13,788.00	13,788.00	0.00
Subtotal	202,000.00	152,644.72	158,658.72	6,014.00
Total	202,000.00	152,644.72	158,658.72	6,014.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
38742	01/26/2026	6,014.00	6,014.00				
	Total	6,014.00	6,014.00	0.00	0.00	0.00	0.00

Payments are due within 30 days of the invoice date. Invoices that are past-due will incur interest charges. Thank you.

Secure online payment processing for this invoice via ACH or credit card is available at <https://www.billandpay.com/go/greatwesteng>

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UNIFORM STATUS OF FUNDS SPREADSHEET FOR: Seyler Lane Bridge Replacement											
DATE: 02/18/2026											
	MCEP MT-MCEP-CG-25-050				Madison County				Total Budget		
	Budgeted	Previously Expended	Amount of Draw	Balance Remaining	Budgeted	Previously Expended	Amount of Draw	Balance Remaining	Budgeted	Expended	Balance
ADMINISTRATIVE/ FINANCIAL COSTS:											
Grant Administration Services	\$ 10,250.00	\$ 8,243.50	\$ 722.00	\$ 1,284.50	\$ 7,750.00	\$ 4,822.50		\$ 2,927.50	\$ 18,000.00	\$ 13,788.00	\$ 4,212.00
Legal Costs	\$ 500.00			\$ 500.00	\$ -			\$ -	\$ 500.00	\$ -	\$ 500.00
Audit Fees	\$ -			\$ -	\$ -			\$ -	\$ -	\$ -	\$ -
Travel & Training	\$ 500.00			\$ 500.00	\$ -			\$ -	\$ 500.00	\$ -	\$ 500.00
Total Administrative Costs	\$ 11,250.00	\$ 8,243.50	\$ 722.00	\$ 2,284.50	\$ 7,750.00	\$ 4,822.50	\$ -	\$ 2,927.50	\$ 19,000.00	\$ 13,788.00	\$ 5,212.00
Land Acquisition	\$ -			\$ -	\$ -			\$ -	\$ -	\$ -	\$ -
Preliminary Engineering	\$ -			\$ -	\$ 15,358.80	\$ 13,589.55		\$ 1,769.25	\$ 15,358.80	\$ 13,589.55	\$ 1,769.25
Engineering - Basic Services	\$ 62,260.00	\$ 62,260.00		\$ -	\$ 56,260.00	\$ 54,999.08	\$ 1,214.00	\$ 46.92	\$ 118,520.00	\$ 118,473.08	\$ 46.92
Engineering - RPR Services	\$ 28,490.00		\$ 6,014.00	\$ 22,476.00	\$ 21,990.00		\$ 6,794.09	\$ 15,195.91	\$ 50,480.00	\$ 12,808.09	\$ 37,671.91
Construction	\$ 345,619.00			\$ 345,619.00	\$ 345,619.00			\$ 345,619.00	\$ 691,238.00	\$ -	\$ 691,238.00
Contingency	\$ 51,842.00			\$ 51,842.00	\$ 52,483.20			\$ 52,483.20	\$ 104,325.20	\$ -	\$ 104,325.20
Total Activity Costs	\$ 488,211.00	\$ 62,260.00	\$ 6,014.00	\$ 419,937.00	\$ 491,711.00	\$ 68,588.63	\$ 8,008.09	\$ 415,114.28	\$ 979,922.00	\$ 144,870.72	\$ 835,051.28
TOTAL PROJECT COSTS	\$ 499,461.00	\$ 70,503.50	\$ 6,736.00	\$ 422,221.50	\$ 499,461.00	\$ 73,411.13	\$ 8,008.09	\$ 418,041.78	\$ 988,922.00	\$ 158,658.72	\$ 840,263.28

**Exhibit 2-B
MCEP Project Progress Report**

Name of MCEP Recipient: Madison County Seyler Lane Bridge

Grant Contract Number: #MT-MCEP-CG-25-050

Request for Reimbursement Number: 8

Total Amount Requested: \$6,736.00

Date: 02/18/2026

Administration: Amount Requested **\$722.00**

Include the amount and a brief description of each individual administrative/financial related expenditure (invoice) that will be paid for in whole or in part using MCEP funds. Attach a copy of each invoice. Include summary payroll information for all work performed by the MCEP recipient's employees. At a minimum, include the name, title, time period or date(s) that work was performed, rates charged/hour, total hours worked, activities performed, and total amount earned.

Great West Engineering Invoice No. 38096 (11/13/25)	\$608.00
Great West Engineering Invoice No. 38345 (12/16/25)	\$114.00

Grant administration services during this period included:

- Draw preparation
- Drafting progress reports

Activity: Amount Requested **\$**

Include the amount and a brief description of each individual construction related expenditure (invoice) that will be paid for in whole or in part using MCEP funds. Attach a copy of each invoice. Include summary payroll information for all work performed by the MCEP recipient's employees. At a minimum, include the name, title, time period/date that work was performed, total hours worked, activities performed, and total amount earned.

Great West Engineering Invoice No. 38742 (01/26/26)	\$6,014.00
---	------------

Engineering activities during this period included:

- Finalizing project design
- Preparing bid documents, final plans, and project manual
- Assisting Madison County in advertising and bidding the project
- Assisting Madison County in selecting a construction contractor to complete the work
- Coordination with The Contractor to start construction tasks

Project Status (Administration/Financial and Construction):

This portion of the report should provide a summary of the overall status of the project and any other information relevant to the implementation of the project. Include a description of any accomplishments achieved since the last progress report submitted. Include timelines for milestones or completion of activities.

Use quantitative terms whenever possible. First, provide the percent estimate of how complete the project is in its entirety, and then provide estimates for major components of the project.

Provide any other information that appears pertinent, such as anticipated changes in the contract budget, implementation schedule, or scope of services. For example, if you anticipate any problems or delays that could affect the project implementation schedule or budget, these should be fully described and discussed well in advance, since a budget adjustment requires prior approval. Finally, indicate any milestones from the implementation schedule that are behind schedule and indicate when they should be completed.

The project is currently in Winter Shutdown with construction at approximately 25% complete.

DRAFT

**Madison County
Silver Springs Bridge
Grant Management Plan**

Administrative Structure

The people identified in the attached Administrative Assignments Chart will have lead responsibility for administering the Montana Cole Endowment Program (MCEP) Grant and Montana Department of Transportation Project Specific Agreement (UPN 10725000) for the Madison County Silver Springs Bridge project.

Ronald E. Nye, Chairman, Madison County Board of Commissioners as a County elected official (or his successor), will have responsibility for all official contacts with the Montana Department of Commerce (MDOC) and approval of all contracts and drawdown requests (ultimate authority and responsibility for the management of project activities and expenditure of MCEP and local funds. Combined sources hereafter referred to as "the funds". (Telephone: (406) 898-5507; Email: madco@madisoncountymt.gov).

Kristi Millhouse, Clerk/Chief Financial Officer, (or her successor), will be responsible for management of, and record keeping for, the funds involved in the financing of the project. See attached Administrative Assignments Chart for assignment and contact information. (Telephone: (406) 898-5939; Email: kmilhouse@madisoncountymt.gov).

Lori Caplis, Grant Administrator, (or her successor), in cooperation with the Finance Officer, will be responsible for overall project management and assuring compliance with applicable federal and state requirements for the project. The Grant Administrator will serve as the County's liaison with MDOC and other agencies for the project. See attached Administrative Assignments Chart for assignment and contact information. (Telephone: (406) 384-6326; Email: lcaplis@greatwesteng.com).

David Buchler, Attorney (or his successor) as the County's legal counsel, will review and advise the Commissioners regarding any proposed contractual agreements associated with the project and provide any other legal guidance as requested. See attached Administrative Assignments Chart for assignment and contact information. (Telephone: (406) 898-5176; Email: madcoattorney@madisoncountymt.gov).

Karl Yakawich, PE (or his successor), will be responsible for construction-related activities including preparation of preliminary engineering, final design plans and specifications, and construction inspection. Contractor compliance, scheduling, and payment requests will also be subject to the Project Engineer's review and approval. See attached Administrative Assignments Chart for assignment and contact information. (Telephone: (406) 495-6182; Email: kyakawich@greatwesteng.com).

The Grant Administrator will be responsible for:

The Grant Administrator will be the consultant, Great West Engineering. Assistance will be given by the Finance Officer with oversight by the Council. The Grant Administrator will be responsible for:

- Assuring compliance with each funding agency's environmental requirements.
- Developing a contract with MDOC for MCEP and assisting the County with all requirements related to effective project start-up and implementation.
- In cooperation with the Finance Officer, establishing and maintaining complete and accurate project files and preparing all documentation and reports incidental to administration of the grant, including quarterly reports. **Checking to be sure that originals and full files are also maintained by the Finance Officer on-site.**
- Assisting the County in the preparation of requests for proposals for publication or other distribution.
- Reviewing all proposed project expenditures with the exception of expenditures relating to payment of grant administrator, which will be the responsibility of the Finance Officer and Council, to ensure expenditures' propriety and proper allocation of expenditures to the appropriate funds.
- In cooperation with Finance Officer, processing payment and preparing drawdown requests to MCEP including the Request for Payment and Status of Funds Report and the Project Progress Report.
- Preparing all required performance reports and closeout documents for submittal to MCEP and assisting the Town with the selection of an independent auditor, if necessary.

The Project Manager/Engineer will be responsible for:

- Design and construction engineering.
- Preparing the construction bid package in conformance with applicable MCEP and requirements and supervision of the bid advertising, tabulation, and award process, including the preparation of the advertisements for bid solicitation, conducting the bid opening, and issuance of the notice to proceed.
- Conducting the preconstruction conference.
- Monitoring the Contractor selection process, including the bid advertising, tabulation and award process for conformance to MCEP requirements. The Project Manager will review the construction contract provisions for compliance with requirements, and will request clearance from those agencies of the lowest and second lowest bidders before a contract is awarded.

- Attending the preconstruction conference and monthly construction progress meetings **and participating** in those meetings with regard to wage and labor monitoring and any other functions as applicable to project management with regard to the funding agencies.
- Monitoring Contractor compliance with applicable requirements.
- Supervising construction work and preparing inspection reports.
- Reviewing and approving all Contractor requests for payment and submitting the approved requests to the County.
- Attending meetings to provide project status reports and representing the project at any other public meetings, as deemed necessary by the Commissioners.

Financial Management/Grant Manager

The Finance Officer's responsibilities will be as indicated above and as follows:

- Establishing the MCEP bank account and transferring funds from those accounts to the County's treasury for disbursements, based on claims and supporting documents approved by the Grant Administrator, project engineer, and Contractor.
- Entering all project transactions into the County's accounting system and preparing checks/warrants for approved expenditures.
- With the assistance of the Grant Administrator, preparing the Request for Payment and Status of Funds Reports to be submitted to MCEP. All drawdown requests will be signed by two of the three following people: Chair, Chief Financial Officer, and Commissioner. No expenditures will be made without the approval of the Commission at a regular committee meeting.
- **Maintain an ongoing photo progress file and a file of all local citizen participation including newsletters, meetings, and press articles.**
- With the assistance of the Grant Administrator, preparing the final financial reports for project closeout.

The Grant Administrator and Finance Officer will review all proposed expenditures of MCEP funds and will prepare drawdown requests, which will be signed by the officials cited above. All disbursements will be handled in accordance with the County's established claim review procedures. Before submitting the claim to the Finance Officer, the Grant Administrator will attach a certification to each claim stating that the proposed expenditure is an eligible expense of the County's MCEP funded project and consistent with the project budget **and for construction draws will certify that the contractor is in compliance with labor and civil rights requirements.** The Council will review all claims before approving them.

Financial record keeping will be done in conformance with the recommendations of the MDOC/Local Government Services Bureau. The original documents (claims with attached supporting material) will be retained in the County's offices.

Hourly timesheets will be maintained by the Grant Administrator and the Finance Officer to document all time worked on the project.

This management plan has been approved by the Grant Recipient, Madison County and the individuals named within have been informed of the responsibilities stated within this plan.

Ronald E. Nye

Chairman, Madison County Board of County Commissioners

Signature

Date

DRAFT

Exhibit 2-C Signature Certification Form

Montana Department of Commerce
Community Development Division – Montana Coal Endowment Program
301 S. Park Avenue
PO Box 200523
Helena, Montana 59620-0523

This is to certify that the following officials¹ are authorized to sign requests for payment of the Montana Coal Endowment Program (MCEP) funds for the County of Madison – Silver Spring Bridge, 2027Bi MCEP grant:

- 1. _____ Chairman
Signature _____ Title _____
Ronald E. Nye
Typed Name
- 2. _____ Commissioner
Signature _____ Title _____
Duke W. Gilman
Typed Name
- 3. _____ Commissioner
Signature _____ Title _____
William A. Todd
Typed Name

It is understood that any two of the above signatories must sign each request for payment submitted.
²I hereby certify that I have witnessed the signing of the above named signatures.

_____ Date: _____
Signature of Witness

Typed Name and Title of Witness

SUBSCRIBED AND SWORN TO, before me, a Notary Public for the State of Montana, on the _____ day of _____, 20__.

(Notary Seal) _____
Notary Public for the State of Montana (type or print name)
Residing at _____
My Commission expires _____

¹Suggested signatories include the chief elected official (Mayor, Chairperson of County Commission, Tribal Chairperson and/or Tribal Council Members), city or county clerk or treasurer, or other local officials. Consultants under contract may not be a signatory.
² Suggested witness is an elected official other than one of the three signatories

**Exhibit 2-D
Designation of Depository for Direct Deposit of MCEP Funds**

SECTION I (To be completed by MCEP recipient)

The Madison Valley Bank
has been designated as the depository for all funds to be received from the Montana Department of
Commerce resulting from MCEP Contract No.

MT-MCEP- for deposit to: checking or savings

Madison County 8644130003 092901117
Account Name / Account # / American Bankers Association # (ABA --Routing/Transit)

Madison County
Name of Grant Recipient

103 W Wallace, Virginia City, MT 59755
Address

*Signature of Chief Elected Official
or Executive Office*

Date

*Title of Chief Elected Official
or Executive Officer*

Email address for notification of payments made to grantee from MCEP

sburke@madisoncountymt.gov

Section II (To be completed by the bank)

The account identified in Section I has been established with this bank. All necessary documentation,
including a power of attorney where necessary, which will legally enable this depository to receive state
warrants from the State Auditor's Office for deposit to:

Account Name and/or Number

Name of Bank

Address

Signature of Authorized Bank Officer

Title of Authorized Bank Officer

Date

ATTACHMENT B

RECIPIENT Madison County
PROJECT TITLE: Silver Springs Bridge

2/20/2026

GRANT / LOAN ADMINISTRATION	MCEP	MDT	County	TOTAL
Personnel Cost	\$4,000.00	\$0.00		\$4,000.00
Materials or Supplies	\$500.00	\$0.00		\$500.00
Professional Services	\$27,500.00	\$0.00		\$27,500.00
Legal Costs	\$1,000.00	\$0.00		\$1,000.00
Audit Fees	\$0.00	\$0.00	\$1,000.00	\$1,000.00
Travel & Training	\$1,000.00	\$0.00		\$1,000.00
Interim Interest	\$0.00	\$0.00		\$0.00
Bond Costs	\$0.00	\$0.00		\$0.00
				\$0.00
				\$0.00
TOTAL ADMINISTRATION	\$34,000.00	\$0.00	\$1,000.00	\$35,000.00
CONSTRUCTION / PROJECT				
Land Acquisition	\$0.00	\$0.00		\$0.00
Preliminary Engineering Design	\$0.00	\$0.00	\$15,000.00	\$15,000.00
Engineering - Basic Services	\$88,250.00	\$90,250.00		\$178,500.00
Construction Engineering - Resident Project Represe	\$29,000.00	\$46,000.00		\$75,000.00
Construction	\$534,853.00	\$534,853.00		\$1,069,706.00
Contingency	\$63,897.00	\$97,997.00		\$161,894.00
				\$0.00
				\$0.00
				\$0.00
TOTAL CONSTRUCTION / PROJECT	\$716,000.00	\$769,100.00	\$15,000.00	\$1,500,100.00
TOTAL PROJECT BUDGET	\$750,000.00	\$769,100.00	\$16,000.00	\$1,535,100.00
	\$ 750,000.00	\$ 769,100.00		\$ 1,519,100.00
	\$ -	\$ -		\$ (16,000.00)

SUMMARY OF MATCHING FUNDS

FUNDING SOURCE	AMOUNT
MCEP	\$750,000.00
MDT	\$769,100.00
County	\$16,000.00
FUNDING SOURCE 4	\$0.00
FUNDING SOURCE 5	\$0.00
TOTAL	\$1,535,100.00

Request for Proposal Madison County Capital Improvements Plan

Madison County, Montana, a political subdivision of the State of Montana (Madison County), is seeking proposals for services related to completing an updated Capital Improvements Plan. Madison County intends to retain one professional engineer individual or engineering firm to provide these services. Madison County does not guarantee any level of workload to the selected individual/firm. Timeline for this project is dependent upon proposed and available funding.

The 2016 Capital Improvements Plan included an evaluation of 27 facilities, five facility-based departments, five rural improvement districts, 50 bridges, and over 1,200 miles of County roads.

The basic services to be provided may include but are not limited to:

- Prepare an existing conditions inventory of all County infrastructure.
- Lead and engage public outreach.
- Lead and assess County departmental needs for infrastructure and equipment.
- Prepare a thorough summary of County demographic information.
- Lead discussions to identify and prioritize improvements.
- Evaluate funding options and develop a comprehensive funding strategy.
- Develop a capital improvements timeline and implementation plan.
- Support the County in adopting the Capital Improvements Plan.

Responses to the Request for Proposal must include:

1. The individual's/firm's legal name, address, telephone number and principal contact's email and mailing address.
2. A statement of services proposed.
3. The experience, qualifications, and roles of staff who may be assigned.
4. A description of the individual's/firm's prior experience in engineering analysis, GIS mapping, surveying, public outreach/engagement, and document drafting.
5. A description of the individual's/firm's availability to provide services and proposed timeline for completion.
6. A statement of current or potential conflict of interest for providing services within Madison County.
7. The proposed rate to be charged for these services. Also include a separate proposed rate addendum for completing a full PASER rating of all County roads.
8. References from three (3) sources to whom Capital Improvement Plan services have been provided in the past five years. Please include the name, address, phone number, contact person, a description of the professional services provided, and a link to the completed and adopted Capital Improvements Plan.

All proposals submitted will be evaluated in accordance with the following criteria:

- Related experience in professional Capital Improvement Plan services: 30%
- Qualifications of profession personnel who will be assigned to providing services: 30%
- Recent or current services for Madison County or similar entity: 20%
- Overall quality of the proposal: 15%
- References: 5%

Proposals shall not exceed twenty (20) single-sided pages, excluding any standard business brochure, cover letter, and personnel resumes included. An original and seven (7) copies of the proposal and accompanying documents shall be submitted.

The Madison County Capital Improvement Plan services contract will be offered to the individual/firm with the highest scoring proposal.

Questions and proposal responses should be directed to:

Madison County Board of Commissioners
PO Box 278
Virginia City, MT 59755
(406) 843-4277

Responses must be received in the office of the Madison County Board of Commissioners no later than 4:00 p.m. on _____, 2026. The response packet should clearly state "Madison County Capital Improvement Plan Proposal".

This Request for Proposal is being made in accordance with State and Federal statutes, which govern the procurement of professional services by local governments. Accordingly, Madison County reserves the right to negotiate a contract based upon fair and reasonable compensation for the scope of work and services proposed. Madison County further reserves the right to reject any and all responses it deems incomplete, insufficient, or inappropriate.

Dated this ___ day of _____, 2026.



🔍 New Search ⚙️ Filter ❤️ Save Search

Call Dealer

Check Availability

🔊 Newly Listed



1 Photo

Used 2019 Dodge Grand Caravan SXT

48,699 miles | Billings, MT

📍 173 miles from Sheridan, MT

GOOD VALUE **\$16,740** \$286/mo est.
 \$260 below
 \$17,000 CARFAX Value

- No Accident or Damage Multiple Use
- 2-Owner 4 Service Records

More ▾

Call Dealer

Check Availability

[← Back to results](#)

PRIVATE SELLER **Exchange**

 **Verified Vehicle**



 12 Photos  1 Video

Used 2016 Dodge Grand Caravan Passenger SE Plus Minivan 4D

 Boise, ID (250 mi away)

 [View delivery details](#)

\$15,500 [See price and payment details](#)



Finance

\$213/mo.

Cash

\$15,500





Used 2017 Dodge Grand Caravan SE

59,689 miles | Great Falls, MT

 148 miles from Sheridan, MT

\$16,995



No Accident or Damage



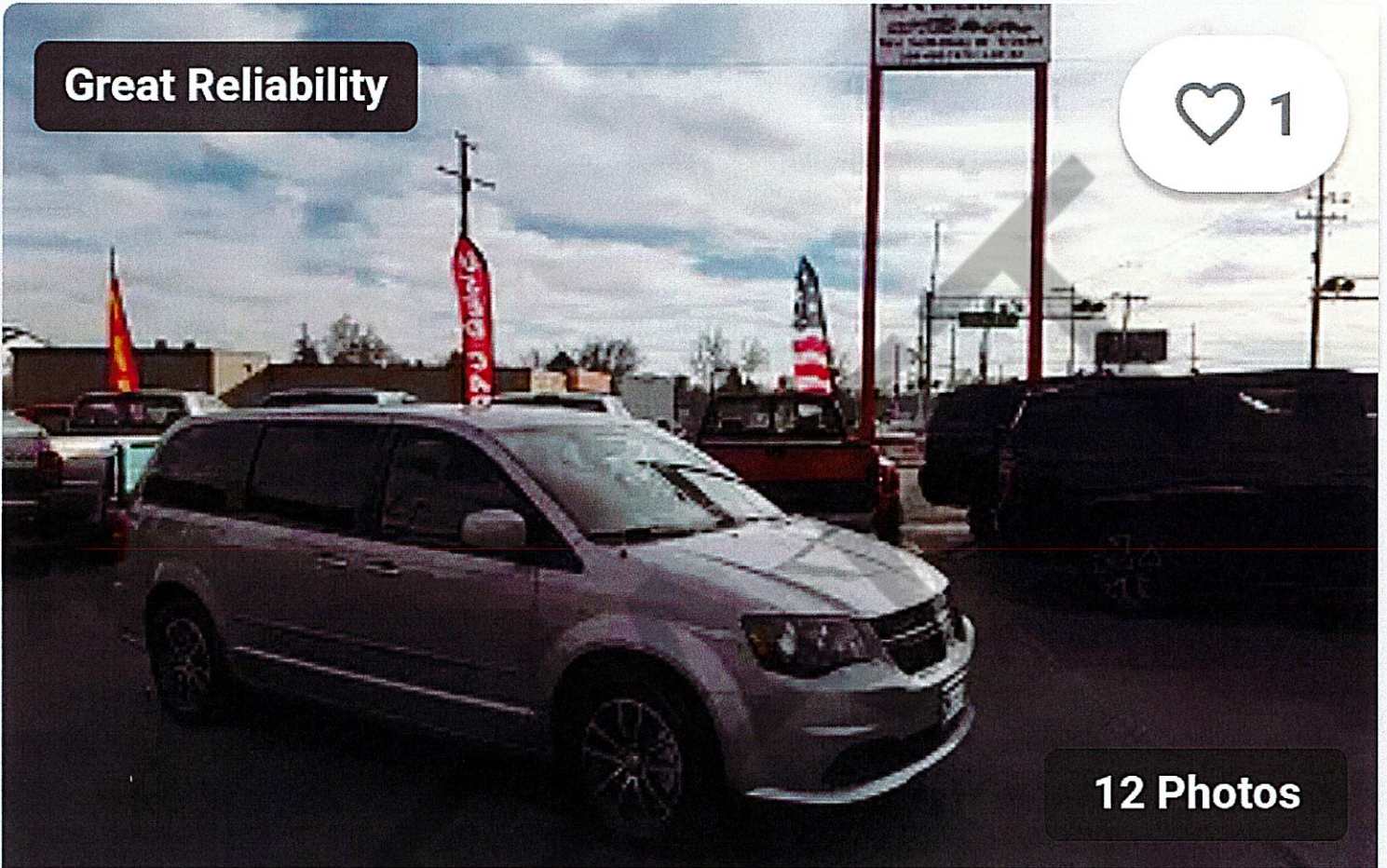
5 Service Records

[More](#) 

Call Dealer

Check Availability

Great Reliability



12 Photos

Used 2017 Dodge Grand Caravan SE

11,675 miles | Boise, ID

📍 240 miles from Sheridan, MT

FAIR VALUE

\$18,999 \$325/mo est.

\$239 above

\$18,760 CARFAX Value



Minor Damage



Personal Use



CARFAX 1-Owner



4 Service Records

Beyond Radius

Price Drop

Auto & Truck Sales



Stow 'n Go



3.6L V6 Engine

Used

2016 Dodge Grand Caravan

SE • 40K mi

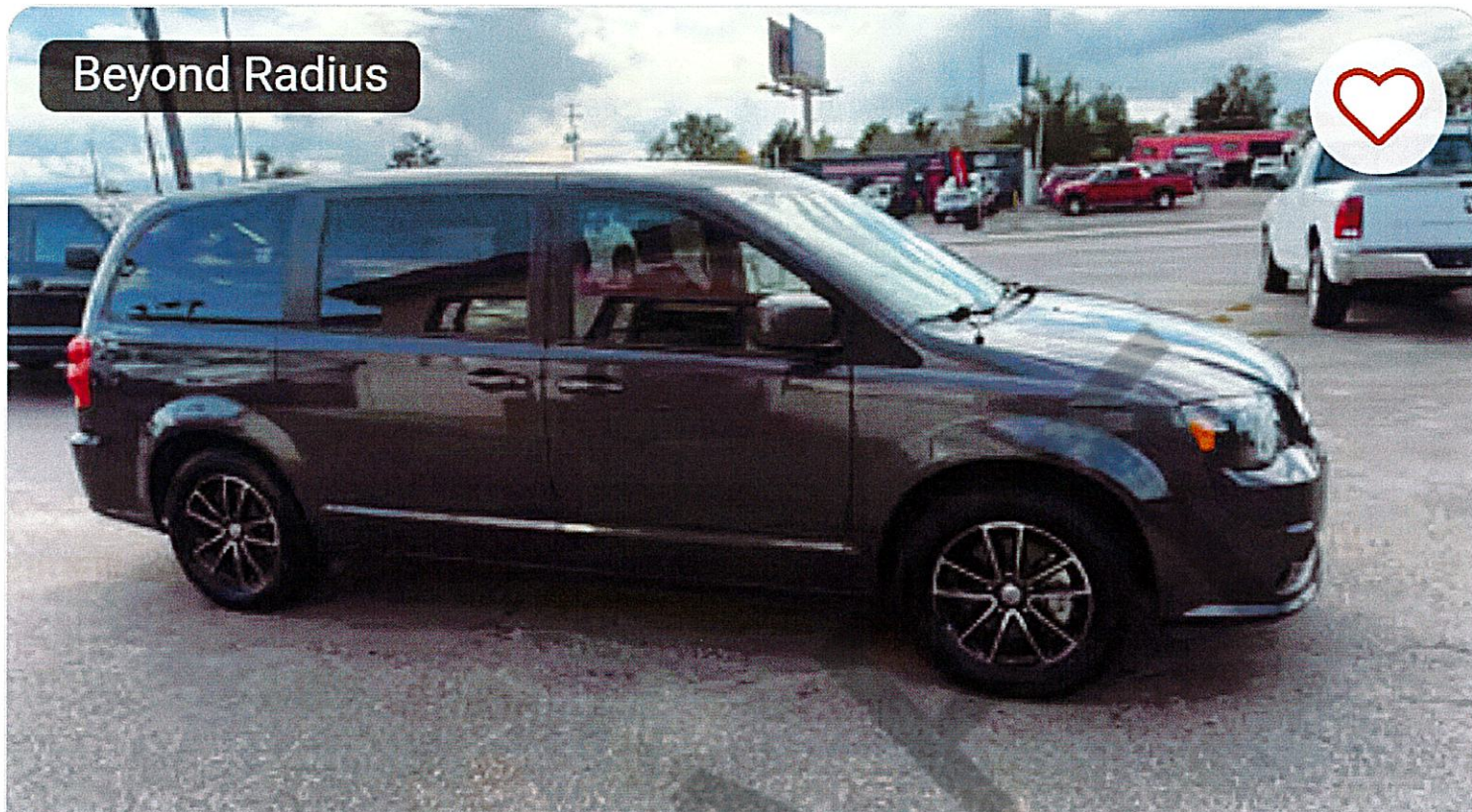
\$16,500

See payment

Four Way Auto & Truck Sales, LLC

1865.66 mi. away

Beyond Radius



Used

2019 Dodge Grand Caravan

SE • 64K mi

\$16,998

[See payment](#)

No Accidents

Mr. Roberts Auto Sales

570.3 mi. away