

**Madison County  
Commissioners' Work Session Meeting**

March 2, 2026, 10:00 am Mountain Time until concluded  
103 W Wallace St, Virginia City, MT 59755, United States  
Public Meeting Room  
Thompson-Hickman Madison County Library, Virginia City, Montana

**Present:**

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

**In attendance:**

Ryan Wolter, IT Support Specialist, administered the Webex connection  
Sarah Carlson, Commissioners' / Airport Assistant, was present to take minutes

**Attendee List:**

Cody Marxer, Planning Director  
Shawna Lutgen, Grants Manager  
Pat Jacobs, Architecture Trio  
Gracie Gilbreth, NRMEDD  
Ellie Hall, NRMEDD  
Wylie Phillips, NRMEDD  
Kassie Marsh  
Becky DeBoer

**1. Call to Order, Pledge of Allegiance, Roll Call**

**2. Public Comment (Please Limit to 5 Minutes Per Person)**

Becky DeBoer, a resident of Madison County, expressed dissatisfaction upon learning that former TRMCC employees are not being included in the survey.

Kassie Marsh, a resident of Madison County, concurred with Becky DeBoer that she, too, was disappointed to learn that former TRMCC employees are not being included in the survey.

Commissioner Gilman said that the county conducts exit interviews with former employees before they leave and that they were advised to review the survey company during past meetings to understand the concerns.

Commissioner Nye agreed with Commissioner Gilman's statement and also mentioned that the survey company has not yet finalized or completed its survey.

Comment: DeBoer and Marsh. Discussion: Commissioner Gilman and Commissioner Nye.

### **3. Report of Committees**

#### **3.1. Madison County Courthouse Rehabilitation and Addition**

Colton Lauer, Madison County Attorney, joined via WebEx and stated that the cost estimate approved last week would be the official document.

Pat Jacobs, with Architecture Trio, commented that she knows of 7 companies that have requested bid documentation.

Comment: Jacobs and Lauer (WebEx). Discussion: Commissioner Todd

### **4. Unfinished Business**

### **5. New Business**

#### **5.1. Madison County Capital Improvements Plan Discussion**

Cody Marxer, Madison County Planning Director, and Shawna Lutgen, Madison County Grants Manager, convened to discuss the update of the county's Capital Improvements Plan. The previous revision of the CIP was a decade ago, whereas it is recommended that updates occur every 4 to 5 years. Completing the CIP requires engaging an engineering firm, and the county should issue a Request for Proposal to facilitate this process.

Comment: Marxer, Lutgen, and Phillips. Discussion: Commissioner Todd, Commissioner Gilman, and Commissioner Nye.

#### **5.2. Planning Department Update and Goals for 2026**

Cody Marxer, the Planning Director of Madison County, delivered a presentation outlining nine objectives for the planning department in the year 2026.

- Community Outreach
- Develop Standard Operating Procedures for All Land Use Reviews
- Sensitive Lands Mapping
- Update Interlocal Agreements
- Support the County in updating the CIP
- Road Index
- Adopt a Development Permit and hire a Development Coordinator
- Update Subdivision Regulations
- Planning Board Development

Comment: Marxer. Discussion: Commissioner Todd, Commissioner Nye, and Commissioner Gilman.

#### **5.3. MCEP Construction Grant to Replace County Bridges**

Jeremiah Theys from Great West Engineering participated via WebEx and mentioned that having a new current CIP will assist with grant funding. Planning grants are expected to be announced in late summer or fall, which can help fund a CIP.

Great West and the county can request a debrief on the grant that the county did not receive. Provide information about the Jack Creek #5 Bridge and Judy Lane structure. Both bridges are on the current CIP and need replacement. Jack Creek #5 Bridge does not meet the funding criteria. Judy Lane has the criteria for possible MCEP funding. Applications are due May 19, 2026.

Comment: Theys (webex). Discussion: Commissioner Todd, Commissioner Nye, and Commissioner Gilman.

#### **5.4. Event Center / Army Corps of Engineers Update**

Jeremiah Theys from Great West Engineering participated via WebEx and noted that the process must still go through the public comment period with 401 certification. There is a 30-day response window. The buy-sell process will be reviewed by engineers, who will have a 20-day response period. After this process, a 404 permit will be issued to the county.

Comment: Theys (webex). Discussion: Commissioner Nye and Commissioner Todd.

#### **5.5. USDA Lease Extension Review for Lease 57-0325-06-005**

The Commissioners deliberated on the rate information enclosed in the packet, and Commissioner Todd proposed a charge of \$20.00 per square foot.

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

#### **5.6. Update from NRMEDD - Affordable Housing Activities**

Wylie Phillips, representing the Northern Rocky Mountain Economic Development District (NRMEDD), gave an update to the Commissioner and announced his upcoming departure from NRMEDD, with Sarah Thompson set to succeed him. Wylie is encouraged by Sarah's takeover, as she will handle the collaboration and housing coordinator services for the next contract if the county opts to proceed.

Jim Jarvis participated via WebEx and provided commentary on the four-plex project in Twin Bridges. He expressed encouragement regarding the project and hope that another community within Madison County will be able to undertake a similar initiative.

Comment: Phillips and Jarvis (WebEx). Discussion: Commissioner Gilman.

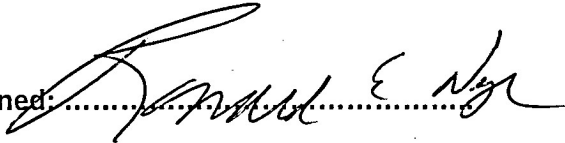
### **Adjournment**

**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 10:58 am.

The upcoming Commission meeting is scheduled for Monday, March 9, 2026, at 10:00 a.m. in the Public Meeting Room of the Administrative Building in Virginia City, Montana.

Signed: 

Date: 3/10/2026

Ronald E. Nye, Commissioner, Chairman

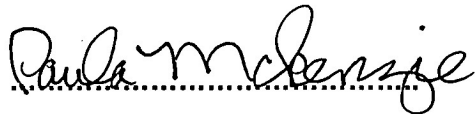
Date Approved: March 10, 2026

Signed: 

Date: 3/10/2026

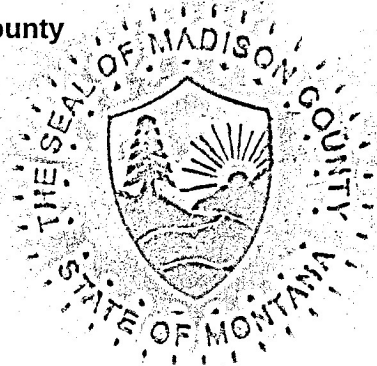
Minutes prepared by:

Sarah Carlson, Commissioners' Administrative Assistant

Attest: 

Date: 3/10/26

Paula McKenzie, Clerk and Recorder, Madison County



Audio Type Name      Date 3/2/2026

	Brett Schriock
VoIP	Brett Schriock
	MVM
VoIP	MVM
	IT Support
VoIP	IT Support
	JS
VoIP	JS
	Ben Rumson
VoIP	Ben Rumson
	Dawn Conklin
VoIP	Dawn Conklin
	Jim Jarvis
VoIP	Jim Jarvis
	Kaye C
VoIP	Kaye C
	Colton Lauer
VoIP	Colton Lauer
	Jeremiah Theys
VoIP	Jeremiah Theys
	John
VoIP	John
	MS
VoIP	MS
	Joanne Galiger
VoIP	Joanne Galiger