

**Madison County
Commissioners Regular Meeting**

March 10, 2026, 10:00 pm 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:

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
Colton Lauer, Madison County Attorney
Beth Famiglietti, Lone Mountain Land Company Planner
Dan High
Sherrie High

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

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

None

3. Consent Agenda

3.1. Minutes for March 2, 2026, Work Session

3.2. Minutes for March 3, 2026, Regular Meeting

3.3. Alcohol Tax - Southwest Chemical Dependency Program \$3,089.43

**3.4. Courthouse Hazardous Material Removal Bidding Documents - No documents.
This will be on next week's agenda.**

3.5. USACE NWO-2023-01593-MT Permit for the Fairgrounds

3.6. Approval of Claims

RESOLVED: Commissioner Todd moved to approve the consent agenda as read.
Commissioner Gilman seconded the motion.
For: Ron Nye, Duke Gilman, William Todd. Motion passed.

Comment: None. Discussion: Commissioner Nye.

4. Unfinished Business

5. New Business

5.1. 10:10 AM Public Hearing - Ordinance 3- 2026 – An Ordinance Adopting Amended Buildings for Lease or Rent Regulations

The public hearing opened at 10:10 am

Cody Marxer, the Planning Director of Madison County, read Ordinance 3- 2026 – An Ordinance Adopting Amended Buildings for Lease or Rent Regulations into the record.

No public comment was received.

The public hearing closed at 10:15 am

RESOLVED: Commissioner Todd moved to approve the first reading of Ordinance 3- 2026 – An Ordinance Adopting Amended Buildings for Lease or Rent Regulations. Commissioner Gilman seconded the motion.

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

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

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

Cody Marxer, the Planning Director of Madison County, explained that the landowner's 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 approved for 10 residential condo units into 13 lots, including 10 residential single-family lots and 3 utility lots. The planning department finds the submittal to be in compliance with the conditions set forth in the February 3, 2026, Preliminary Plat approval and recommends that the Board of County Commissioners approve and sign the final plat and accompanying documents for recordation, as applicable.

RESOLVED: Commissioner Gilman moved to approve the Final Plat: Moonlight Basin West 1 PUD Subdivision – Amended Plat of Condo Lot 1. Commissioner Todd seconded the motion.

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

Comment: Marxer. Discussion: None.

5.3. Final Plat: Mason First Minor Subdivision

Cody Marxer, the Planning Director of Madison County, explained that the landowner's 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. The planning department recommends that the submittal comply with the conditions set forth in the September 2, 2025, Preliminary Plat approval and that the Madison County Board of Commissioners approve and sign the final plat.

RESOLVED: Commissioner Todd moved to approve the Final Plat: Mason First Minor Subdivision. Commissioner Gilman seconded the motion.
For: Ron Nye, Duke Gilman, William Todd. Motion passed.

Comment: Marxer. Discussion: None.

5.4. Exempt Amended Plat: Franzke Minor Lot 22A

Cody Marxer, the Planning Director of Madison County, explained that the landowner of Lot 22A of Franzke Minor Subdivision No. 354 seeks to remove the platted building envelope on the subject property. The planning department recommends that Lot 22A be developed with one single-family residential structure, constructed in 2009 under a different landowner. 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 maintains 30-foot easements from both watercourses. 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.

RESOLVED: Commissioner Todd moved to approve the Amended Plat – Platted Building Envelope Removal Franzke Minor Subdivision No. 354, Lot 22A. Commissioner Gilman seconded the motion.
For: Ron Nye, Duke Gilman, William Todd. Motion passed.

Comment: Marxer. Discussion: None.

5.5. MT-MCEP-CG-25-050 Seyler Lane Bridge Draw Request #12 \$6,736.00

Mr. Jeremiah Theys of Great West Engineering participated via WebEx and informed the Commissioners that the MCEP invoice will feature monthly draws moving forward.

RESOLVED: Commissioner Todd moved to approve MT-MCEP-CG-25-050 Seyler Lane Bridge Draw Request #12 in the amount of \$6,736.00. Commissioner Gilman seconded the motion.
For: Ron Nye, Duke Gilman, William Todd. Motion passed.

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

5.6. MCEP Silver Springs Bridge Start-up Conditions Documentation

Jeremiah Theys from Great West Engineering participated via WebEx to provide the Commissioners with information on this matter.

RESOLVED: Commissioner Todd moved to approve MCEP Silver Springs Bridge Start-up Conditions Documentation. Commissioner Gilman seconded the motion.
For: Ron Nye, Duke Gilman, William Todd. Motion passed.

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

5.7. RFP for Engineering Services for Capital Improvements Plan

Cody Marxer, the Planning Director of Madison County, presented the Request for Proposals (RFP) for Engineering Services to the Commissioners for their approval.

RESOLVED: Commissioner Todd moved to approve the RFP for Engineering Services for the Capital Improvements Plan. Commissioner Gilman seconded the motion.
For: Ron Nye, Duke Gilman, William Todd. Motion passed.

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

5.8. Purchase of Vehicle for the Senior Citizens

RESOLVED: Commissioner Todd moved to continue this to next week. Commissioner Gilman seconded the motion.
For: Ron Nye, Duke Gilman, William Todd. Motion passed.

Comment: None. Discussion: Commissioner Todd.

5.9. County Phone Numbers / Mailing

RESOLVED: Commissioner Todd moved to approve 3x5 mailing cards to be sent out to county residents with the new county phone number list. Commissioner Gilman seconded the motion.
For: Ron Nye, Duke Gilman, William Todd. Motion passed.

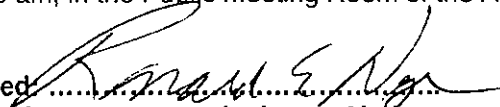
Comment: None. Discussion: Commissioner Todd.

Adjournment

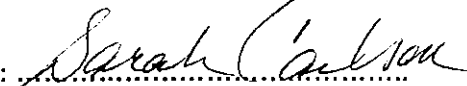
RESOLVED: Commissioner Todd moved to adjourn the meeting. Commissioner Gilman seconded the motion.
For: Duke Gilman, Ron Nye, and William Todd. Motion passed.

With no further discussion, the meeting was adjourned at 10:52 am.

The upcoming Regular Commissioner meeting is scheduled for Tuesday, March 17, 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 17, 2026

Date: 3/17/2026

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

Date: 3/17/2026

Attest: *Paula McKenzie*
Paula McKenzie, Clerk and Recorder, Madison County

Date: *3/17/26*

