

MINUTES OF TOWN COUNCIL MEETING
February 6, 2025, 7:00 p.m.
TOWN OF VIRGINIA CITY, MONTANA
Elk's Lodge

Council Present: Justin Gatewood, Amy Grice (via Zoom), David Bacon, Greg Jorczyk, Kacey Smart

Absent: None

Staff Present: Timber Baceski Clerk/Treasurer, Eric Barsness HPO, Roger Williams PWD

Absent: None

Public Present: Tanya Engle

Public Present on Zoom: Becky DiGiovanna

1) Call to Order: Meeting was called to order at 7:01 pm by Justin Gatewood, Mayor

2) Mayor and Commissioner's Reports/Comments:

a) Councilmember Amy Grice informed the public that a Special Commissioner Session will take place tomorrow to go over their ballot initiative regarding additions/repairs/renovations for the Madison County Courthouse. The meeting begins at 10:00am.

b) Mayor Gatewood met with County Commissioner Duke Gilman and asked if the Commissioners would let the Town help with their ballot language to make it more appealing to voters. The County still hasn't finalized their ballot language. Mayor Gatewood noted that he has repeatedly implored the Commissioners to submit permit applications for this project, but they haven't submitted anything at this point.

c) Mayor Gatewood noted that the Virginia City ice rink is in wonderful shape, as is the snowmobile trail.

3) Public Comments

a) Tanya Engle mentioned that the Elk's Lodge will be hosting a bingo and tacos night on Friday.

4) Clerks Report:

Clerk Timber Pruett signed up for the 2025 Clerk's Institute, which will take place from May 4th-May 8th at Fairmont Hotsprings. Clerk Pruett has been organizing the office with HPO Eric Barsness and prepping for the upcoming Resort Tax season.

5) HPO/HPAC Report:

HPO Eric Barsness reported that he has been working with Clerk Timber Pruett on office organization, as well as reworking the letter that goes out to new homeowners and realtors. HPAC has been looking at the regulations pertaining to monoplane roofs, as the current regulations allow them in certain circumstances, but HPAC doesn't think they fit in town.

6) New Business:

a) Site/Zoning Permit Application – Diaz (Garage)

MOTION: To approve the Site/Zoning Permit Application – Diaz (Garage) as presented. Motion made by Justin Gatewood; Seconded by David Bacon. **The question was called.** **The motion passed by voice vote, Justin Gatewood, Amy Grice, Greg Jorczyk, Kacey Smart, and David Bacon in favor. None opposed.**

b) Development Permit Application – Zarzeka (Windows and Doors)

MOTION: To approve the Development Permit Application – Zarzeka (Windows and Doors) with the caveat that the applicant will match the historic trim detail around the new window and door. Motion made by David Bacon; Seconded by Amy Grice. **The question was called.** **David Bacon recused himself from the vote. The motion passed by voice vote, Justin Gatewood, Amy Grice, Greg Jorczyk, Kacey Smart, and Justin Gatewood in favor. None opposed.**

d) Variance Request – Grice (Solar Panels)

i) The Public Works Board approved of this request, as did the HPAC Board.

ii) There is a prohibition on solar panels and other highly visible energy systems on roofs in the Historic Residential zoning district, which is why a variance request was necessary.

MOTION: To approve the Variance Request – Grice (Solar Panels). Motion made by Justin Gatewood; Seconded by David Bacon. **The question was called.** **The motion passed by voice vote, Justin Gatewood, Amy Grice, Greg Jorczyk, Kacey Smart, and David Bacon in favor. None opposed.**

c) Development Permit Application – Grice (Solar Panels)

MOTION: To approve the Development Permit Application – Grice (Solar Panels). Motion made by David Bacon; Seconded by Kacey Smart. **The question was called.** **The motion passed by voice vote, Justin Gatewood, Amy Grice, Greg Jorczyk, Kacey Smart, and David Bacon in favor. None opposed.**

e) St. Paul's Episcopal Church – SHPO Letter of Support

MOTION: To approve the SHPO Letter of Support for St. Paul's Episcopal Church. Motion made by David Bacon; Seconded by Amy Grice. **The question was called.** **The motion passed by voice vote, Justin Gatewood, Amy Grice, Greg Jorczyk, Kacey Smart, and David Bacon in favor. None opposed.**

f) Amended Contract with Denning, Downy, & Associates

i) ARPA funding expenditures have caused the Town to reach a new threshold for the annual voluntary audit. This contract amends the fees from \$13,900 to \$22,000 for this year only.

MOTION: To approve the Amended Contract with Denning, Downey, & Associates. Motion made by David Bacon; Seconded by Justin Gatewood. **The question was called.** **The motion passed by voice vote, Justin Gatewood, Amy Grice, Greg Jorczyk, Kacey Smart, and David Bacon in favor. None opposed.**

g) Water/Sewer Rate Review Committee Appointees

- i) Scott Kelley, Robert Erdall, Roger Williams, Eric Barsness, and Greg Jorczyk have all agreed to serve on this board.
- h) Resolution 2025-01 to Submit to the Town of Virginia City Qualified Electors the Question of Whether to Levy an Additional Resort Tax of 1% for the Completion of the Historic Streetlight Improvement Project on Wallace Street
 - i) This project will cost roughly \$60,000. The Town has received a pledge of \$5,000 from the Montana Heritage Commission in materials and labor. The Town will also be providing \$5,000 in materials and labor. The additional 1% of Resort Tax would pay for this project in 1-2 years.
 - ii) Changes to be made:
 - Change “Histortic” to “Historic”
 - Change “as well visitors” to “as well as visitors”
 - Change “as well as share” to “as well as to share”

MOTION: To approve Resolution 2025-01 to Submit to the Town of Virginia City Qualified Electors the Question of Whether to Levy an Additional Resort Tax of 1% for the Completion of the Historic Streetlight Improvement Project on Wallace Street, as well as the corresponding ballot language. Motion made by Justin Gatewood; Seconded by David Bacon. The question was called. The motion passed by voice vote, Justin Gatewood, Amy Grice, Greg Jorczyk, Kacey Smart, and David Bacon in favor. None opposed.

i) Second Reading of Draft Ordinance 01-2025 to Regulate Short-Term Rentals within Town Limits

- i) Councilmember Amy Grice read the Ordinance aloud.

MOTION: To approve Ordinance 01-2025 to Regulate Short-Term Rentals within Town Limits. Motion made by David Bacon; Seconded by Amy Grice. The question was called. The motion passed by voice vote, Justin Gatewood, Amy Grice, Greg Jorczyk, Kacey Smart, and David Bacon in favor. None opposed.

j) Update on ARPA Water Project

None.

7) Public Works Report:

PWD Roger Williams reported that APE was unable to complete the scheduled pump replacement due to not having the proper parts. They will be back as soon as they possibly can, but the adapter that was missing is built by a sister company so it’s out of APE’s hands.

8) Consent Agenda:

- a) Minutes from December 19, 2024 Council Meeting

MOTION: To approve the Minutes from December 19, 2024 Council Meeting. Motion made by Justin Gatewood; Seconded by David Bacon. The question was called. The motion passed by voice vote, Justin Gatewood, David Bacon, Greg Jorczyk, Kacey Smart, and Amy Grice in favor. None opposed.

- b) Minutes from January 9, 2025 Council Meeting

- i) Changes to be made:
 - take out “and have” from the motion to table

MOTION: To approve the Minutes from January 9, 2025 Council Meeting as amended. Motion made by David Bacon; Seconded by Justin Gatewood. **The question was called.** The motion passed by voice vote, Justin Gatewood, David Bacon, Greg Jorczyk, Kacey Smart, and Amy Grice in favor. None opposed.

- c) Minutes from January 23, 2025 Council Meeting

- i) Changes to be made:
 - Amy Grice attended in person.
 - Take out “more changes were made” from the motion for the Ordinance

MOTION: To approve the Minutes from January 23, 2025 as amended. Motion made by Justin Gatewood; Seconded by Amy Grice. **The question was called.** The motion passed by voice vote, Justin Gatewood, David Bacon, Greg Jorczyk, Kacey Smart, and Amy Grice in favor. None opposed.

- d) Invoices and Checks January 2025

MOTION: To approve the Invoices and Checks for January 2025. Motion made by David Bacon; Seconded by Amy Grice. **The question was called.** The motion passed by voice vote, Justin Gatewood, Amy Grice, Greg Jorczyk, Kacey Smart, and David Bacon in favor. None opposed.

- e) Accounts Payable, Receivable, Adjustments, and Electronic Checks January 2025

MOTION: To approve the Accounts Payable, Receivable, Adjustments, and Electronic Checks January 2025. Motion made by David Bacon; Seconded by Justin Gatewood. **The question was called.** The motion passed by voice vote, Justin Gatewood, Amy Grice, Kacey Smart, and David Bacon in favor. None opposed.

- f) Bank Reconciliation for October 2024

MOTION: To approve the Bank Reconciliation for October 2024. Motion made by Justin Gatewood; Seconded by David Bacon. **The question was called.** The motion passed by voice vote, Justin Gatewood, Amy Grice, Greg Jorczyk, Kacey Smart and David Bacon in favor. None opposed.

- g) Bank Reconciliation for November 2024

MOTION: To approve the Bank Reconciliation for November 2024. Motion made by David Bacon; Seconded by Amy Grice. **The question was called.** The motion passed by voice vote, Justin Gatewood, Amy Grice, Greg Jorczyk, Kacey Smart and David Bacon in favor. None opposed.

- h) Great West Draw

None.

9) Public Comment:

None.

10) Adjournment

MOTION: To Adjourn. Motion made by David Bacon; Seconded by Amy Grice. **The question was called:** Motion was passed by voice vote, all in favor. None opposed.

ADJOURNMENT:

Meeting adjourned at 9:13 pm.

Respectfully submitted and attested,

Justin Gatewood
Mayor

Timber Baceski
Clerk Treasurer