

COMMISSIONERS APPROVAL

BURROWS JB

FOSS

CHILCOTT

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FOSS



Members Present.....Commissioner Jeff Burrows, Commissioner Suzy Foss, Commissioner Greg Chilcott, Commissioner J.R. Iman and Commissioner Ron Stoltz

Date.....April 4, 2013

► Minutes: Glenda Wiles

► The Board met at 9:00 to discuss and make approval of an alarm and security system at the Old Courthouse (Museum). Maintenance Supervisor Cory Caddell, Museum Board Members Dan Rosthlesberger, Gordon Finney and Museum Director Tamara Staley were also present. Discussion included the historic value of the building and the importance of historic contents. Gordon felt the county should address the fire alarm for the building but the Museum should provide the security/video for the contents. Cory stated three vendor bids were received with Mission Valley Security being the lowest in cost for the scope of services requested. (See attached).

Discussion also included integrated systems that can be added onto at a later time. Utilizing 12% of the one mill levy for the fire alarm purchase with the Museum paying for the security portion from a donation by George Lowry.

Commissioner Foss made a motion to accept the bid from Mission Valley Security for the fire alarm system in the amount of \$9,953.79, with that funding to come from the building reserve for the old courthouse; and to authorize the museum to pay for and proceed on the installation of the Security/Video system. Commissioner Chilcott seconded the motion and all voted "aye". (5-0)

► Glenda brought forth the new WEX Fleet gasoline charge card agreement specifically for the Weed Department, Airport and GIS. **Commissioner Chilcott made a motion to approve this agreement with Chair signature. Commissioner Iman seconded the motion and all voted "aye". (5-0)**

► Discussion of an Request for Proposal on sand and gravel products. Present for this discussion was Deputy County Attorney Howard Recht. Discussion included the necessity to include the ability of the road employees to self load if after hours and coverage of employees as well as the vendors equipment during any self load or use of the vendors equipment. Attorney Recht

suggested having a separate agreement if self loading is even an option offered by a vendor and he will assist in the language for this RFP after a draft is prepared.



38889 Dubai Road • Polson, MT 59860

Proposal For: Ravalli County Courthouse Museum

Type Of Installation: Fire Alarm

Date: 3/26/2013

Thank you for allowing Mission Valley Security the opportunity to propose the following items for your consideration. After reviewing the information, please feel free to contact us at any time.

Fire Alarm

For this installation Mission Valley Security is giving you two options to consider. The first option is an addressable fire alarm system. The second option is a security panel with smoke detectors added. With an elevator in the building and the requirement that your elevator needs code additions which activate the elevator recall we are recommending that you consider the addressable fire alarm system.

Addressable Fire Alarm

For this installation we are proposing to install an addressable fire alarm system. This system will meet your code requirements. We are proposing to install smoke detectors throughout the building with this proposal. With this fire alarm system we are installing manual pull stations on each floor and at each exit. Local fire notification is achieved with code compliant horn and strobe devices. This fire alarm system is both a life safety and property protection system. For this purpose of this bid we believe we can use the current power that is connected to the old panels to operate the new fire alarm. If new power is required this bid does not include that installation. Hiding of wire will be attempted and achieved in all possible locations. If hiding the wire is not possible wire mold is used. We will not install conduit that is visible to the public. Telephone lines for reporting will be ran to the nearest location for connecting to your phones. We are not required to have dedicated phone lines we will however need to separate lines we can piggyback on.

Equipment List

1. One (1) Silent Knight SK5700 Fire Alarm Panel
2. Two (2) Backup Batteries

- 41 BK
3. Forty One ~~(4)~~ Smoke Detectors
 4. Seven (7) Manual Pull Stations
 5. Two (2) Addressable Relay Modules
 6. Ten (10) Horn/Strobe Devices
 7. Installation Supplies
 8. Installation Labor

Total Installed Price

\$9,953.79

or -

Security/Smoke Detectors

For this installation Mission Valley Security is proposing to install a security system control panel with smoke detectors attached to the panel. Because of the limitations of the panel we are able to install as many smoke detectors as a fire alarm system is capable of operating. For this reason we covering more of the common areas and less occupied areas. We are not allowed to use manual notification of a fire with this type of system. For this reason we will not have any manual pull stations installed with the system. Local notification of this system is achieved with horns on each level. This is system is know as a property protection system and not a life safety system. Once again power and telephone are required to this system for operation and alarm reporting. This system requires only a power transformer so no electrical is required. We will attempt to hide all wiring with this system with wire mold used where hiding is not possible.

Equipment List

1. One (1) Control Panel
2. One (1) System Backup Battery
3. One (1) Power Transformer
4. One (1) System Keypad
5. Twenty (25) Smoke Detectors
6. One (1) Relay Module
7. Six (6) Interior Sounders
8. Installation Supplies
9. Installation Labor

Total Installed Price

\$4,368.88

Again, thank you for allowing Mission Valley Security the opportunity to propose this system for your consideration. Please feel free to contact us at any time. You may reach me direct at 406-883-2344, or my cell phone at 406-261-7670.

Thank You,



Bill Koberg



38889 Dubay Road • Polson, MT 59860

Proposal For: Ravalli County Courthouse Museum

Type Of Installation: Security/Video

Date: 3/26/2013

Thank you for allowing Mission Valley Security the opportunity to propose the following items for your consideration. After reviewing the information, please feel free to contact us at any time.

Security

For this installation Mission Valley Security is proposing to cover your building for intrusion with the use of door contacts and motion detectors. We are protecting any unwanted entry through doors with the use of door contacts. We are then protecting the interior of the building with motion detection. We are providing glass break detection and multi-axis detectors in certain areas. These detectors will allow you to protect your more valuable items in the facility. For the purpose of this quote we are providing six multi axis detectors and three glass break detectors.

Equipment List

1. One (1) Security Control Panel
2. One (1) System Backup Battery
3. One (1) Power transformer
4. Two (2) System Keypads
5. Four (4) Wireless Door Contacts
6. Seven (7) Wireless Motion Detectors
7. Six (6) Multi-Axis Detectors
8. Three (3) Glass Break Detectors
9. Installation Supplies
10. Installation Labor

Total Installed Price	\$2,727.20
Donation By Mission Valley Security	<u>(\$1,200.00)</u>
Total To Museum	\$1,527.20

Video

For this installation Mission Valley Security is proposing to install an eight-camera system. The cameras we are proposing are all interior dome type cameras. These cameras have 650 lines of resolution, the more lines of resolution the better recorded picture quality you have. The cameras are also a true Day/Night camera, which will allow for higher quality recorded image in low light conditions. These are not infrared cameras, which require no light for recording images. The cameras are also a wide dynamic range, which compensates for bright background conditions. These cameras are then routed to an eight camera DVR for image review. This DVR has one Terabyte of storage, which allows you a minimum of two weeks recorded history to look back upon. The final item included in this bid is one viewing monitor for local viewing of live or recorded images.

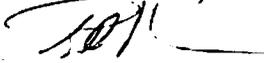
Equipment List

1. Eight (8) C650MDWDPRO Dome Cameras
2. One (1) Eight Camera DVR (1.0TB Storage)
3. One (1) Multi Camera Power Supply
4. One (1) Twenty Inch Monitor
5. Installation Supplies
6. Installation Labor

Total Installed Price	\$3,791.09
Donation By Mission Valley Security	<u>(\$1,500.00)</u>
Total To Museum	\$2,291.09

Again, thank you for allowing Mission Valley Security the opportunity to propose this system for your consideration. Please feel free to contact us at any time. You may reach me direct at 406-883-2344, or my cell phone at 406-261-7670.

Thank You,



Bill Koberg

MISSION VALLEY SECURITY

38889 Dubay Road • Polson, MT 59860

Cory Caddell
205 Bedford St
Hamilton MT 59840

Cory,

Below you will find some of the items we are proposing to use in the museum security and fire alarm.

Security

1. Control Panel-Paradox EVO 192
2. Wireless Door Contacts-Paradox DCT10 or DCT2
3. Wireless Motion-Paradox PMD1P
4. Multi Axis Detector-Paradox GS250
5. Glass Break Detectors-Paradox 457

The above items may be viewed at www.buycsd.com
OR www.paradoxusa.com

Video

The video equipment I normally use for installations such as this is ARM electronics. The DVR we would use is actually a new version of the HR8D, which is coming out in about one month. The video items can be viewed at www.armelectronics.com

Fire

As we discussed last week we would either use the Silent Knight system we quoted or simple system connected to a security panel. If we went the route with the security panel we would use the EVO192 as stated above. The smoke detectors for this project if not the silent knight would either be a System Sensor 2WB or an ESL 521B.

If you need any further information please contact me at 406-777-538.

Thanks


Bill Koberg

AGREEMENT BETWEEN
BITTER ROOT VALLEY HISTORICAL SOCIETY
AND
RAVALLI COUNTY

This agreement is hereby made and entered into by and between the Bitter Root Valley Historical Society, a 501c(3) nonprofit corporation dedicated to preserving the history and culture of the Bitter Root Valley and its citizens, whose address is 205 Bedford, Hamilton, MT 59840, hereinafter referred to as BRVHS, and Ravalli County by and through the Ravalli County Board of County Commissioners, whose address is 215 S. 4th St., Hamilton, MT 59840, hereinafter referred to as Ravalli County.

Return: County Commissioners

1. PURPOSE: This Agreement terminates and supersedes the MOU between Ravalli County and BRVHS dated July 21, 1993, and sets forth the relationship and responsibilities of the Parties concerning operation of the Ravalli County Museum and maintenance, restoration, renovation, safety, security and improvements of the County-owned Old Courthouse building, a County historic landmark, which has housed the BRVHS-operated Ravalli County Museum since 1979.

2. STATEMENT OF MUTUAL BENEFIT AND INTEREST:

2.1. In 1974, by Public Preference Ballot, the citizens of Ravalli County voted to preserve the Old Courthouse, designed by noted Missoula architect A. J. Gibson and built in 1900. Voters agreed that the Old Courthouse will remain "to be used as needs develop" and that "operation, maintenance and repairs for the building would be supported by tax moneys."

2.2. In 1979, the Ravalli County Museum, operated by the BRVHS, occupied the Old Courthouse in order to give life to the building and to provide public access to the building and its historic and cultural contents.

2.3. The function of the Museum is to serve the public and to present historic information and exhibits featuring a cultural bridge to the past and to the people and events that helped make life in the Bitter Root Valley what it is today. The Museum benefits Ravalli County residents, visitors and businesses by providing a place where young and old, rich and poor, native and newcomer may learn from the past.

3. DUTIES OF BRVHS:

3.1 BRVHS shall operate the Ravalli County Museum in the Old Courthouse according to its Bylaws, policies and procedures as may be amended from time to time. A copy of the current BRVHS Bylaws is attached hereto for easy public reference.

3.2. BRVHS shall bear costs of operating the Museum to include employee salaries and benefits, tax withholdings, worker's compensation premiums and other employer obligations, traveling exhibits, archival operations, permanent exhibits, gift shop inventory, artifact acquisitions, personal property loss and damage insurance, and other expenses incurred for Museum operations, special events and program development.

3.3. BRVHS shall bear the cost of Old Courthouse renovations required for Museum-specific functions, programs or exhibits. Any significant construction activity requires Ravalli County's prior written consent.

3.4. BRVHS shall advise and coordinate with Ravalli County on any project involving any proposed significant renovation, reconstruction, or alteration of the Old Courthouse or its grounds; however Ravalli County shall have discretion on whether to undertake any particular project.

3.5. BRVHS shall provide Ravalli County with plans, reports, financials, organizational documentation and such other information as Ravalli County may from time-to-time request.

3.6. BRVHS shall have in effect and maintain the insurance coverages described below. All insurance policies must be from an insurance carrier licensed to do business in the State of Montana. Upon request of the Ravalli County, BRVHS shall furnish Ravalli County with properly executed Certificates of Insurance which shall clearly evidence all insurance required in this Agreement and which provide that such insurance may not be canceled, except on 30 days' prior written notice to Ravalli County.

3.6.1. Workers' compensation at statutory levels as required by law.

3.6.2. Automobile liability insurance which includes coverage for BRVHS's hired and non-owned vehicles, and owned vehicles if BRVHS at any time owns a vehicle.

3.6.3. Commercial general liability insurance with minimum combined single limits of at least \$1 million per occurrence, and Ravalli County named as additional insured.

4. DUTIES OF RAVALLI COUNTY:

4.1. Ravalli County shall provide a maintenance Point-of-Contact for day-to-day repairs and maintenance concerns.

4.2. Ravalli County shall be responsible for and fund Old Courthouse maintenance and repair, building loss and damage insurance, janitorial service and supplies, utilities to include heat, water/sewer, and electricity, and such restoration and renovation work determined necessary to preserve the historic integrity of the Old Courthouse and ensure public safety and security.

4.3. Ravalli County shall be responsible for maintenance of the grounds adjacent to the Old Courthouse to include lawn maintenance, tree maintenance, and landscaping as Ravalli County deems necessary to promote proper usage of the facilities in accordance with this AGREEMENT.

4.4. Ravalli County shall provide a County Commissioner liaison to interface with the BRVHS Facilities Committee to discuss and develop proposals related to repair or replacement of lighting, wiring, plumbing, heating system, roofing, flooring, windows, doors, and such other interior and exterior building components as are subject to wear and tear. Any decision required to be approved by Ravalli County must be approved by the Board of County Commissioners, not by the Commissioner liaison.

4.5. Ravalli County shall maintain an Old Courthouse Reserve Fund (CRF) as follows:

4.5.1. Ravalli County shall allocate an amount equal to or greater than 12% of a mill per year to the CRF, unless Ravalli County makes affirmative findings that a lower amount may be allocated to the CRF to address exceptional budgetary conditions.

4.5.2. Funds from the CRF will be available for capital improvement projects involving the Old Courthouse and its grounds. The BRVHS Board of Directors may submit a Proposed Project List to Ravalli County on an annual basis. Ravalli County may propose a list of projects.

4.5.3. The decision to use the CRF will be made by Ravalli County on a project-by-project basis. Ravalli County shall consult with the BRVHS Board of Directors on projects, but the decision shall be at Ravalli County's reasonable discretion.

5. **NONDISCRIMINATION.** All hiring undertaken for the purposes of performing this Agreement shall be on the basis of merit and qualifications. In relation to any person performing this Agreement, BRVHS may not discriminate on the basis of race, color, religion, creed, political ideas, sex, age, marital status, physical or mental disability, or national origin.

6. **SEPARATE RESPONSIBILITIES.** To the extent possible, each Party will carry out its separate activities in a coordinated and mutually beneficial manner and will handle its own activities and utilize its own resources, including expenditure of its own funds, in performing its responsibilities under this Agreement.

7. **NOTIFICATION.** When one Party plans an activity or project that may materially affect the other Party, the planning Party shall notify the other Party (and consult with the other party when appropriate under this Agreement) prior to execution of the plan or project.
8. **UTILIZATION AND MANAGEMENT PLAN.** The Parties will coordinate and cooperate in the development of a 5-year building utilization and management plan, which the Parties shall attempt to review on an annual basis.
9. **INDEMNIFICATION.** Each Party (the Indemnifying Party) shall defend, indemnify and hold harmless the other Party, its officers, employees and agents, from all claims, liabilities, causes of action or damages, including costs and attorney fees, asserted by or awarded to third parties as a result of any negligence, recklessness, or intentional misconduct of the Indemnifying Party or Indemnifying Party's officers, employees, agents, subcontractors, or assignees.
10. **ENTIRE AGREEMENT, MODIFICATIONS.** This Agreement contains the entire Agreement between the parties. All preliminary negotiations and Agreements are merged herein. This Agreement cannot be changed or modified in any manner except by a written Agreement signed by both parties.
11. **NON-ASSIGNMENT.** No obligation or right hereunder may be assigned, transferred, subcontracted or otherwise given to or imposed on any other party in the absence of a written agreement signed by both parties.
12. **WAIVER AND SEVERABILITY.** The failure to insist upon strict performance of any of the provisions contained in this Agreement shall not be deemed a waiver of any rights or remedies, and shall not be deemed a waiver of any subsequent breach or default in the performance of any of this Agreement. If any part of this Agreement is hereafter held to be void, illegal or unenforceable, the validity of the remaining portion or provisions will not be affected.
13. **INDEPENDENT PARTIES.** This Agreement is not intended to create nor shall be construed to create any relationship between the parties or any of their respective employees other than that of independent entities contracting for the purpose of effecting provisions of this Agreement. BRVHS is an independent contractor and shall act in an independent capacity and not as an officer, employee, or agent of Ravalli County. Accordingly, BRVHS shall be responsible for payment of all taxes, including Federal, State and local taxes arising out of its performance of this Agreement, including by way of illustration but not limitation, Federal and State income tax, social security tax, unemployment insurance taxes, and any other taxes or business license fees as required.
14. **COMMENCEMENT/EXPIRATION/TERMINATION:**
 - 14.1. **COMMENCEMENT.** This Agreement shall take effect upon the signatures of both Parties.
 - 14.2. **EXPIRATION.** This Agreement shall expire 99 years from the date of its execution unless otherwise extended. The term of this Agreement reflects the need for the Parties to make mid-term and long-term investments in the building and grounds knowing that benefits from such investments will be enjoyed over time.
 - 14.3. **REVIEW.** The Parties shall reasonably attempt to review this Agreement, along with the building use policy and capital improvement plan, on an annual basis. Such review will include a tour of the Museum.
 - 14.4. **TERMINATION.** This Agreement may be terminated by either Party upon two-year written

notice to the other Party.

15. AUTHORIZED REPRESENTATIVES: By signature below, each signatory certifies that he/she is authorized to act for their respective organization on matters related to this agreement.

THE PARTIES HERETO have by the signatures below executed this instrument effective on the date of last signature.

RAVALLI COUNTY COMMISSIONERS

BRVHS BOARD OF DIRECTORS
EXECUTIVE COMMITTEE

By: Surry Ford 6-25-12 [Signature] 5/17/2012
 date date date date

[Signature] 5/23/2012
 date date

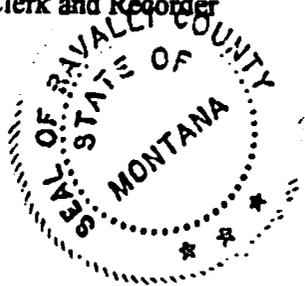
Wayne O. [Signature] 5/23/2012
 date date

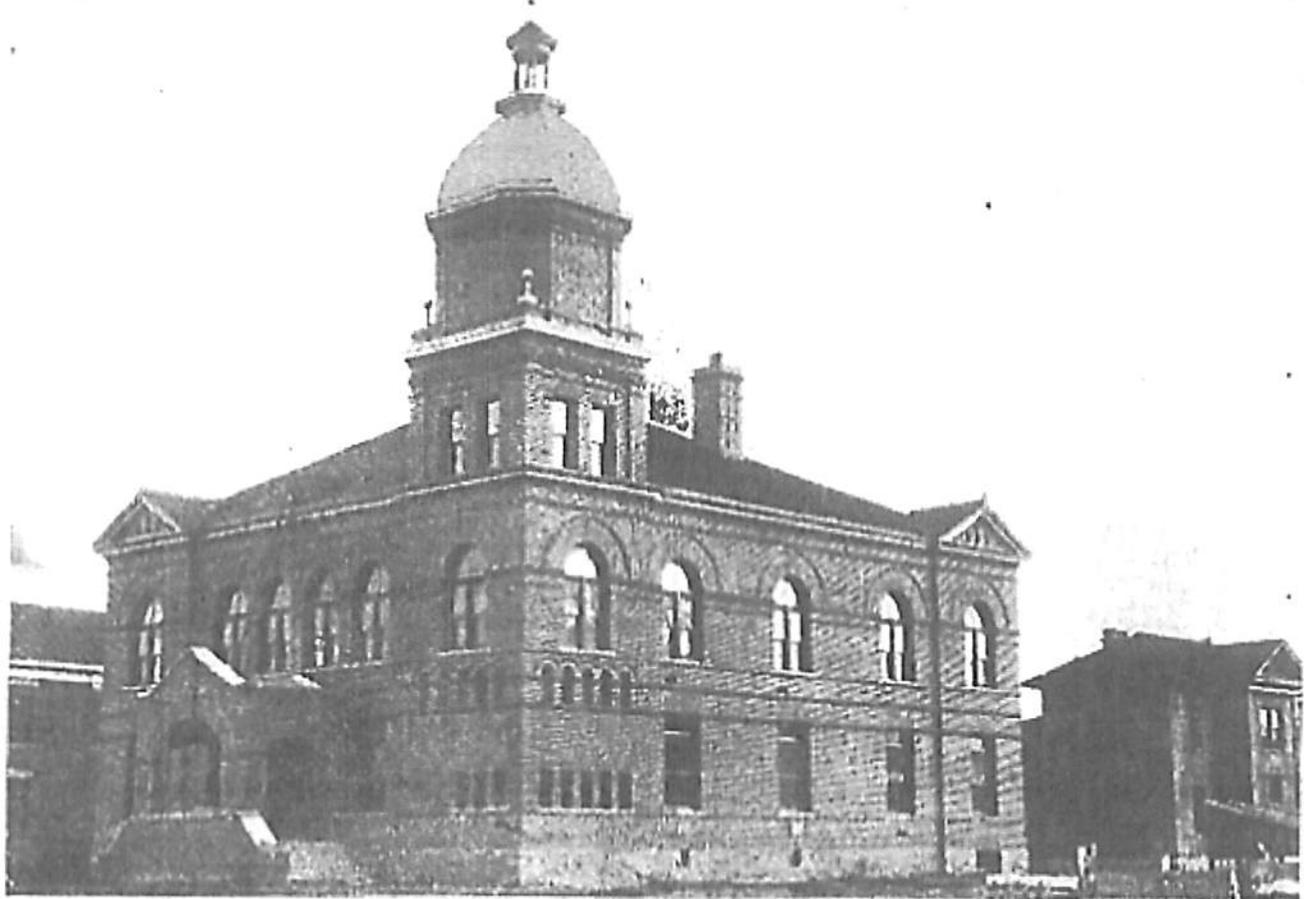
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ATTEST

Regina Plettenberg
Clerk and Recorder

[Signature] Alin Depeter





All Ravalli County is Proud of This.

The improvement of which the city of Hamilton is most proud is likewise the one in which the people of the entire county should take the greatest pride.

The new court house, which is soon to be occupied by the county officials, is a building of which any city may well feel proud. It is a building worthy of the use to which it is to be put and one which the people of Ravalli County need not be ashamed to show as the repository of their public records.

It took the people of this county less than a year to vote the bonds for the new court house, let the contract and complete the building.

The first question which attracted the attention of this paper was the court house question. The board of county commissioners had then under consideration the problem of building a court house. Upon their own initiative the law would permit them to expend only \$10,000 in such an improvement.

That amount it was evident was inadequate to build such a court house as the needs of the county would demand and to build only for the present would be poor economy, as the court house

would soon be too small for the county's needs and the expense of building another and a larger building would eventually have to be met.

The Townsite Department of the A. C. M. Co., came forward and offered to donate one of two sites for court house purposes, contingent only upon the people of the county voting the bonds for a \$20,000 court house, one large enough so that they wouldn't have to build another in a few years. The board of county commissioners accordingly called a special election to determine whether or not bonds to that amount for that purpose should be issued and the proposition carried by an overwhelming majority.

The plans of A. J. Gibson, of Missoula, were accepted for the new building and the contract awarded to Chas. Stabern, of Helena; and work was at once begun, the contract calling for the building to be completed and ready to turn over to the county January 1st, 1901.

The interior of the court house is handsomely finished, the vaults are very commodious and the building is throughout an adornment to the city as well as pleasant quarters for the county officials

and a safe repository for public records. It will be completed and ready to turn over to the commissioners January 15th.

On the same lot with the court house and shown in the background of the above cut is the county jail, the work on which has been carried along in conjunction with the court house contract. Most of the good people of the city have never seen the inside of this last named building.

A pleasant party of the bright young people of Hamilton drove down the valley to the J. S. Dougherty home beyond Corvallis Friday evening and perpetrated a very enjoyable surprise upon Miss May Dougherty. Games were played, dainty refreshments were served, and a splendid time was experienced by everyone present. Those who attended from this city were: Misses Jennie McCartney, Laura Armstrong, Mabel Mackel, Lilla Simmons, Kittie See, Alice Grady, Alice See, Rubie Cook, Edith Gentz; Messrs. H. H. King, J. W. Tisdale, Geo. Taylor, Si Heuhler, Lawrence Grady, Chas. McCartney, Sam Frantz, Frank Hoagland, Wm. A. Ruprich.