

Lincoln County Port Authority
Meeting Minutes
July 10, 2025 @ 12:00 PM
LCPA Conference Room
216 West 9th street, Libby, MT

The Lincoln County Port Authority Board met on July 10, 2025, in the LCPA Conference Room, Libby, MT.

Present were Kate Stephens, Tony Petrusha, Chris Bache, Jerry Bennett, Kevin Peck, Brent Teske, Jennifer Brown, and Ann German.

1. **Insurance:** The Board discussed insurance coverage for Port-owned properties. A quote from Mesa Underwriters was received, providing basic coverage only. Kevin Peck reviewed the forecast for subcontractors, noting that if no contractors are hired, adjustments can be made before the policy expires; however, no premium will be reimbursed once the policy ends.

Discussion followed on determining which Port properties should be covered under the policy. Brent Teske suggested the Port requires an agreement from individuals storing personal property on-site, acknowledging that the Port is not liable for their belongings. Chris Bache added that current storage rates may undercut private businesses and should be re-evaluated. Kate Stephens will place this topic on the next agenda for further discussion.

Brent Teske moved to remove 300 Industry Way and 990 E. 5th Street Extension from the insurance renewal offer due to an inadequate threat assessment relative to premium costs and limited coverage. Motion was seconded by Tony Petrusha. Kevin Peck abstained. All others in favor. Motion carried.

2. **Pond Park Management Agreement**

Tony Petrusha presented a revised Pond Park Management Agreement. The swim pond is being developed by the Libby Park District, located on Port Authority property, which operates under Lincoln County. A maintenance matrix has been developed, distinguishing responsibilities between the swim pond and the surrounding area. The pond is scheduled to be open from Memorial Day to Labor Day, 9:00 a.m. to 9:00 p.m.

Key requirements outlined in the agreement include installation of a 5-foot perimeter fence and appropriate signage indicating no lifeguard on duty. Jerry Bennett emphasized the need for a subcommittee composed of members from both the Port Board and Park Board to further review insurance requirements, budget considerations, maintenance responsibilities, and staffing needs.

Tony requested that the County Attorney review the agreement for legal input. Daily safety assessments and water quality reporting will be required. Separate agreements will be created for areas adjacent to the swim pond. Brent requested a detailed map delineating the boundaries of each management area.

Subcommittee volunteers included Brent Teske, Tony Petrusha, and Chris Bache. Due to quorum concerns, Brent withdrew from the subcommittee. Kate joins the subcommittee. The group will also explore the requirements regarding a lifeguard.

It was noted that funds have been allocated for swim pond maintenance, but other funds may be reallocated to the pond depending on other grant opportunities. Tony clarified that ice skating will not be permitted, and the pond will be closed to the public during the off-season.

3. Public Comment

Ann German provided public comment, expressing concern that the swim pond is publicly owned and presents a liability issue. She noted the potential difficulty in preventing children from accessing the area, even with a 5-foot fence, and described the pond as an "attractive nuisance."

Ann also suggested that the Port's available storage spaces be advertised to the public. She raised concerns about the Turtle Pond area and the license agreement with Family Health and Wellness. Specifically, she referenced a past statement by Jerry Bennett regarding credit being applied toward a potential property purchase, noting that the current agreement does not reflect such a provision and lacks adequate consideration. She stated the referenced agreement expired December 31, 2023.

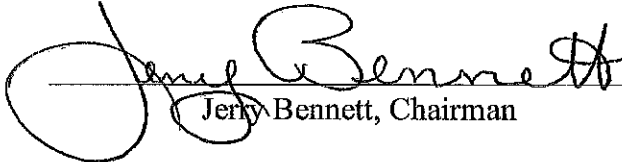
In response, Jerry clarified that the version Ann referenced is not the most current and that the existing agreement is valid through 2025. He committed to providing the current version to Kate Stephens. Ann requested to be placed on the agenda for further discussion and will coordinate with Kate.

Ann also noted information about a PowerPoint presentation on open meeting laws that was sent out as an invitation to attend. She concluded by asking Kevin Peck whether the Port holds insurance for incidents involving children drowning.

Adjourn: 12:57 p.m.

Next Meeting: July 21, 2025

LINCOLN COUNTY PORT AUTHORITY BOARD


Jerry Bennett, Chairman

ATTEST:


Jennifer Brown