

Lincoln County Port Authority

Meeting Minutes

June 23rd, 2025 @ 3:30 PM

LCPA Conference Room

216 West 9th street, Libby, MT

The Lincoln County Port Authority Board met on June 23, 2025, in the LCPA Conference Room, Libby, MT.

Present were Kate Stephens, Chris Bache, Jerry Bennett, Kevin Peck, Brent Teske, Jennifer Brown, Noel Duram, and Adam Noble. Tony Petrusha was present telephonically.

1. **Approval of Minutes: May 19, 2025:** Brent would like to change Section G to read "if" the vehicle gets transferred from the county forester, as that decision has not yet been made. Brent motioned to accept the minutes as amended, seconded by Tony Petrusha. All in favor, motion passed.
2. **Approval of Financials:** Jerry will talk to Sedaris regarding the TEDD balance as he believes there is a disconnect between the Department of Revenue and the county. Regarding the yearly audit, Jerry stated there is a form the LCPA completes annually to determine if an audit is needed. Due to the sale of property this year, there will be an audit. It was recommended by Bob Denning, accountant, not to conduct an audit every year due to the cost being approximately \$20,000. Brent motioned to approve the financials, seconded by Kevin. All in favor, motion passed.
3. **Old Business**
 - a. **Family Health & Wellness Easement:** On hold. Jerry noted there needs to be a trade-off established, possibly involving utilities or road work.
 - b. **Commercial Appraisal:** Jerry received the appraisal; the issue is on hold for now. Regarding the 40-acre piece, most of the property is in the floodplain. Jerry contacted Evensen Engineering to estimate the cost to remove it from the floodplain; the appraisal will reflect this cost. It was discussed that it might be beneficial to complete this work before selling.
 - c. **ABDW Logistics Railcar Storage Agreement:** On hold.
 - d. **Fishpond Park Upgrades & Swim Pond:** Adam reported the swim pond is 90% complete. Fencing around the pond will need to be discussed. DNRC will be cutting trees down in the next couple of weeks. Adam stated that maintenance needs to be designated to someone. Thirty more loads of sand are needed to complete the swim pond; the county is currently busy due to paving season. The

estimated cost for the remaining loads and delivery is approximately \$7,000. Adam requested \$5,000 from the LCPA toward this cost.

Brent Teske proposed that the LCPA support the entire balance for the 30 loads, noting that completing the sand work is critical to avoid potential damage. Kevin motioned to pay for the remaining sand with LCPA funds, seconded by Tony. All in favor, motion passed. Kevin added that for insurance renewal, fencing and signage must be in place. Kate asked about the cost of fencing and who would pay for it; she was asked to include fencing costs in her budget. Jerry mentioned other fence work being done and directed Adam to coordinate with him to review all fencing needs together. Potential grants for fencing were suggested.

Adam asked who would open and close the gate to the pond daily. Chris brought up the idea of a key code gate. Due to expense this may not be an option at this time. Brent suggested including maintenance and gate operations in the management agreement. Tony will arrange a working meeting between the LCPA Board and the Parks Board to discuss these matters.

- e. **MOU with County:** On hold.
 - f. **Foundation:** The attorney for LCPA stated it needs to follow statute for public funds and the only way to invest funds is with a treasury bond, which yields a low return. Brent said the county invests with Raymond James Investments and instructed Kate to communicate with Sedaris to see how the county invests funds.
 - g. **Budget:** Kate supplied a draft budget which needs to be in place by July 1, 2025. Kate will follow up on the discrepancy regarding the landfill amount. She will make amendments to the budget and follow up with an email vote.
 - h. **Industry Way & Bonding:** The LCPA attorney indicated that bonding must be handled by the County Commissioners; however, an ongoing lawsuit could complicate this process. Noble has a timeframe, so this issue will be costly for him to put on hold. There was discussion regarding other options, such as doing partial work now.
4. **Director Updates:** Kate provided an update on current grants. The Stimson shaded fuel break grant was awarded but reduced from \$500,000 to \$300,000 due to funding constraints. SG1000 is pending funding approval before a final application is accepted. A Fuels to Firewood grant request for \$10,000 has been submitted to launch a firewood bank using log decks from Hoodoo. The Jobber grant for \$10,000 to support firewood delivery was approved in the first round and invited to proceed to round two. LOR and the Alliance for Green Heat have expressed interest in supporting LCPA's firewood bank initiatives. Additionally, there are two National Forest Foundation grant opportunities to support the Forest Fair or a countywide publication. There may also be an opportunity to collaborate

with the USFS on culvert work using NRDP funds. The USFS has inquired whether LCPA can assist with gate maintenance and repairs. Funding is still being sought for the Deep Creek PLOD. Gio has completed 14 home assessments, and Kate has provided MSA updates at recent Commission meetings and Shared Stewardship meeting. Policies and procedures are still under legal review. The KRDC board met to discuss its future, and a new agreement will be needed as the existing one has expired.

5. New Business

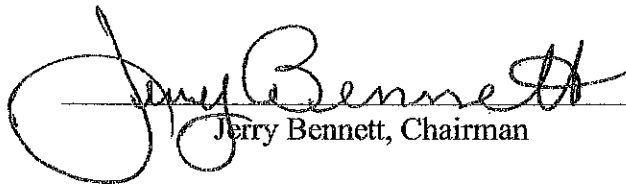
- a. **2025 Senate Bill 3:** The Board discussed the impact of Senate Bill 3, which requires that if another district's boundaries overlap with the LCPA TED District, a representative from that district must serve on the board. The bylaws will need to be amended accordingly.

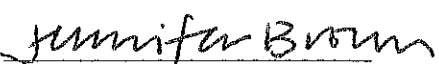
6. Public Comment: None.

Adjourn: 4:30 p.m.

Next Meeting: July 21, 2025

LINCOLN COUNTY PORT AUTHORITY BOARD


Jerry Bennett, Chairman

ATTEST: 
Jennifer Brown

