

Lincoln County Port Authority
Meeting Minutes
July 27, 2026 @ 3:30 PM
Lincoln County Courthouse
512 California Ave., Libby, MT

The Lincoln County Port Authority Board met on July 27, 2026, at the Lincoln County Courthouse, Libby, MT.

1. Roll Call: Board members present were Chris Bache, Rob Delmas, Jerry Bennett, Tony Petrusha, Kevin Peck, and Brent Teske, with Director Jennifer Brown. Members of the public were Matt Williams, Noel Duram, Chris Noble, George Mercer, and Ray Stout. Vanessa Cruz of ER Assist was present via Zoom.
2. Public Comment on Non-Agenda Items: There were no public comments made.
3. Public Comment on Agenda Items: There were no public comments made.
4. Approval of Minutes – June 15, 2026: A motion to approve the June 15, 2026 meeting minutes was made by Brent and seconded by Tony. All were in favor, and the motion carried.
5. Approval of Minutes – June 18, 2026: A motion to approve the June 18, 2026 meeting minutes was made by Tony and seconded by Rob. All were in favor, and the motion carried.
6. Approval of Financials - June: A motion to approve the June 2026 financials was made by Brent and seconded by Kevin. During discussion, Tony requested clarification on the State Grant Revenue and Land Cleanup budget line items. **Jennifer will follow up with Cassie regarding the grant revenue.** It was noted that the Repair and Maintenance Fund may be used for maintenance activities around the swim pond. The motion carried. All were in favor, and the motion carried.
7. Old Business:
 - a) **Flood Repair Updates:**
 - i. **East Side Trail Repairs:** Vanessa with ER Assist reported that FEMA has determined the eligible repair estimate for the east side walking path to be approximately \$53,000. These funds must be used to reroute the walking path on the east side of the creek. If funding remains after the project is completed, it may be available for additional eligible projects within the area. The design of the new trail route will be evaluated once DEQ has completed the levee repairs on the east side.

- ii. **Diversion Channel Status:** Vanessa explained that the County has routinely performed channel maintenance by removing sediment. Because of this, she believes FEMA may deny funding for sediment removal within the channel, as it could be considered normal maintenance that would have been required regardless of the flood event. However, the inlet area may be eligible for funding, as it contains an estimated eight feet of sediment accumulation. FEMA may consider funding the removal of approximately four to five feet of sediment at the inlet.

Discussion also included the flow meters, which are currently not functioning. **It will need to be determined who will evaluate and verify their functionality.**

Vanessa reported that FEMA has estimated the cost of permitting, design, and repair of the five embankments at approximately \$100,000. **A detailed breakdown of the anticipated construction costs will be presented at the next meeting.**

- b) **Approval of Final Draft of Easement Agreement:** The final Easement Agreement for Noble Investment Properties was presented for approval. The concept of the easement had previously been approved in March; however, following negotiations, minor revisions were made, primarily to clarify provisions regarding vehicle ingress and egress. The easement is non-exclusive and 64 feet in width.

Tony made a motion to approve the Easement Agreement for Noble Investment Properties, seconded by Rob. Chris abstained from voting. With all remaining members in favor, the motion carried.

- c) **Nomad Boundary Line Adjustment:** Jerry reported that there has been no response from Nomad regarding negotiations for a boundary line adjustment and easement.

Kevin stated that he has reviewed the Port's Land Disposition Policy and believes the Port has the authority to convey a small strip of land to Nomad; however, there should be consideration provided in return, and the property should be appraised to determine the value of what is being conveyed. Jerry noted that the County has a formula for valuing property and that a market analysis may also be used to establish value.

Brent commented that the property has little practical value to anyone other than Nomad. Kevin reiterated that an appraisal is necessary, and Brent agreed.

Jerry stated that he will contact Jennifer, who has completed appraisals in the past, but emphasized that further discussion with Nomad should occur first.

Jerry also expressed concern about the condition of the road if Nomad continues to use it without an easement agreement in place.

- d) **Approval of FHW Brownfields Application:** An application prepared by FHW was presented to the Board. The proposal outlines a residential development project. Board members requested clarification regarding the

nature of the environmental concerns associated with the project, specifically whether they involve asbestos or petroleum contamination. **Jennifer will gather additional information and present the findings to the Board at the next meeting for further consideration.**

8. New Business:

- a) **Glacier Bank Financial Services Update:** George Mercer of Glacier Bank presented information on the benefits of transitioning from the current tri-party collateral agreement to the ICS (Insured Cash Sweep) Deposit Program. Discussion focused on the program's ability to provide FDIC insurance coverage on larger deposit balances. Kevin made a motion to approve the transition to the ICS Deposit Program, seconded by Brent. All members voted in favor, and the motion carried.
- b) **Conveyance of recreation property to Lincoln County:** Jennifer reported that the Libby Parks District recently discussed the possibility of conveying the property containing the swim pond and fish pond to Lincoln County. It was noted that if the County owned the property, certain requirements currently imposed on the Port, such as fencing and lifeguard expenses, may no longer apply, potentially allowing the project to move forward. Jerry stated that the ponds were originally intended to be a County project. **Jennifer will prepare and present a map showing the proposed boundary lines of the area to be conveyed for Board review and approval at a future meeting.**

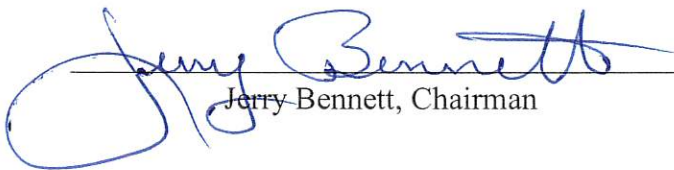
9. Director Updates: Jennifer reported a grant has been awarded by the National Forest Foundation in the amount of \$8,300 for expenses related to the LCPA Wood Bank. Also reported was the progress of the audit currently due September 30, 2026.

10. Unscheduled Matters: Jerry announced his retirement from the Lincoln County Port Authority Board. August will be his final Board meeting.

Adjourn 4:40 p.m.

Next Meeting: August 17, 2026

LINCOLN COUNTY PORT AUTHORITY BOARD


Jerry Bennett, Chairman

ATTEST: 
Jennifer Brown