

October 18, 2021

The Lincoln County Port Authority Board met on October 18, 2021, in the Lincoln County Courthouse, Libby, Montana. Present were Brent Teske, Josh Letcher, Tony Petrusha, and Ted Werner. Also present were Brett McCully, and Clerk and Recorder Robin Benson. Jerry Bennett was excused.

Lincoln County Port Authority
Meeting Agenda
October 18, 2021 1:30 PM
Lincoln County Commissioner Chamber

1. Approval of Minutes from September 20, 2021
 2. Review of Financial Statements for August 2021
 3. Eric Clark, discuss property acquisition from LCPA
 4. Old Business:
- Open for Public Comments:
Adjourn Meeting

1. The Board reviewed the minutes of September 20, 2021. Present was Ray Stout. **Motion** by Ted to approve the minutes as submitted. Second by Tony, motion carried.
2. **Review of Financial Statements for August 2021:** Brett recommended a board member reach out to Tina to be contracted out to conduct the financial statements until someone has been hired to replace her position.
3. **Eric Clark, discuss property acquisition from LCPA:**
Brent read from an email received from Erick Clark expressing his continued interest in purchasing property. Ted commented he is not comfortable with a totally unrestricted deed, dependent on area (industrial or recreational) or as "actual use".
Brent said there is no zoning in the county and suggested zoning areas within the port property for future planning. Brett explained the port is zoned because of the TEDD, and there are areas that are suggested as industrial or recreational for future planning.
Eric explained his intent is to construct indoor racquet and pickle ball club (two buildings), and in the event it does not succeed, what ability would he have to sell buildings for other usage. Eric said he is open to it being restricted but would need the value of the property reflected and clearly know that language prior to purchase.
The board discussed water/sewer infrastructure needs.
Brett said he will have to review the property to determine if a survey/subdivision would be necessary or if it is a tract of property by itself; may be able to do a boundary line adjustment.
Ted suggested an appraiser, to get an actual market value.

4. **Old Business:**

Ted questioned cost of using scale.
Brett suggested a one-time annual fee to cover costs of maintenance. No gate or key code.
Brett said he will send out letters to those entities/agencies that a fee would apply to at \$3,000 for consistent users and \$1,500 for less consistent users.
Brett asked about forest service. The board commented they would also pay the fee.

The board talked about an area for a small swimming pool and/or ice-skating rink within the area designated recreational.

Ted talked about establishing a million-dollar foundation as we develop the park. Jerry initially brought it up, but Ted agrees it is a good idea.

Brent informed the board that there have been 3 or 4 applicants for Brett's former position, but still have not received any applicants for Tina's former position. Brett recommended reaching out to Tina for contracting her services for the budget and financial statements until the position has been filled. Brent said he will follow-up and reach out to Tina.

Next meeting will be November 15, 2021.

Open for Public Comments:

Adjourned at 2:15 PM

LINCOLN COUNTY BOARD OF COMMISSIONERS

Josh Letcher, Acting Chairman

ATTEST: _____
Robin A. Benson