

March 16, 2020

The Lincoln County Port Authority Board met on March 16, 2020, in the Lincoln County Courthouse, Libby, Montana. Present were Jerry Bennett, Mark Peck, Ted Werner, Tony Petrusha, and Josh Letcher, Eureka via VisionNet. Also present was Brett McCully, Tina Oliphant, Marc McCully and Deputy Clerk Chris Nelson.

Tina submitted the following agenda:
Lincoln County Port Authority Meeting Agenda
March 16, 2020 1:30 PM
Commissioner Chamber; Libby, MT

1. Approval of Minutes from February 24, 2020
2. Review of Financial Statements for February 2020
3. Infrastructure Updates
 - a) Status of Libby Creek Bank
 - b) Rail Update
 - c) Project Start: City of Libby Sewer Connection
4. Status of Dimension Stone
5. Old Business

1:30 PM **Port Authority**

1. The board reviewed the minutes from February 24, 2020. **MOTION** by Ted Werner to approve the minutes of February 24, 2020 with one change. Second by Tony Petrusha, motion carried.
2. Tina said their bookkeeper is gone for 6 weeks so she and Brett have been handling the daily expenses and deposit in her absence. Tina addressed this because she doesn't know if February statements were reconciled to the bank prior to the bookkeeper's departure, but she did not note any issues in the general ledger. Commissioner Bennett said there were outstanding taxes on the Stinger building but he is wondering who's responsible for that. He said he would look into it.

Since we are not a district, infrastructure grants are limited to us. The Port Authority as a non district is dependent upon showing a beneficiary of the grant i.e. a business that will benefit and create jobs because of the grant. The EDA grant (rail spur) was competitive because of SKFJ opportunity for expansion with the functioning rail.. **MOTION** by Tony Petrusha to accept financial statement as submitted. Second by Ted Werner, motion carried.

3. Infrastructure Updates
 - a. Status of Libby Creek Bank: Commissioner Bennett said he contacted the Corps of Engineers, but has not heard back from them. He will try and touch base with them again.
 - b. Rail Improvements Update: Brett said TCI has replaced 70+ ties and replaced/refurbished 3 switches and replaced 4 rail tie plates. Brett said they will replace 10-20 more ties when the rail cars are moved to allow access. Currently the project is under budget. Tina said the port is currently getting about \$3,000 per month storing the rail cars. Brett said the whole thing works well and they haven't had any problems getting payments.
 - c. City of Libby Sewer Connection: Requesting approval to start engineering design project for LCPA/City of Libby Sewer Connection. The cost estimate for the project is \$275,000 which Brett said is on the high end. It should be ready for bid this summer and be hooked up by fall 2020.
 - d. Pump House: Brett said the 30-horse power main pump went out and was taken to Pival Electric for repairs. The parts have been ordered and it should be fixed by next week. Until it is fixed, they have no way to fill water trucks, but he has let everyone that uses it know. The 5-horse pump secondary pump had a bad wet end and they had to replace it with a spare on site. Brett said he ordered another wet end as a backup. The motor is less than a year old and is working fine.
4. Status of Dimension Stone: Commissioner Bennett said they cannot keep funding this business and wondered what the tipping point is on the nonpayment of utilities and rent. Brett said the owner told him that with the corona virus they are having a hard time getting inventory and final product shipped. Ted said he hasn't seen the corona virus affecting trucking. Tina said the payment problem has been ongoing while the corona virus is more recent. Commissioner Bennett said we need to get the \$1,500 he has then set up a weekly or every two weeks to recoup the \$6,000 owed.

Ted told Brett to let the owner know they had no other choice but to recoup their money. Commissioner Bennett said if they get the initial \$1,500 and he doesn't make payments then he is out.
5. Old business: Marc McCully asked if the board wanted guardrails on the bridged portion of the road to the fishpond. Commissioner Bennett said that would probably be a good idea. Marc said they will be able to weld the railing directly to the bridge. Marc also said that Jeff Koskela would be willing to sign an amended agreement that would remove the requirement that the county put in an automatic gate. Commissioner Bennett said if Jeff is okay with it that is great but if there are issues, they need to go to the automatic gate. The easement for the road will be a 60 ft easement that will travel 1,500 feet to the east to proposed parking lot and will be non-exclusive. **MOTION** by Ted Werner to pursue a

modified MOU between LCPA and Jeff Koskela for a double swing gate in place of the proposed automated electric gate and to propose a county easement that is 60 feet wide and travels from Highway 2 1,500 feet to the fishpond. Second by Tony Petrusha, motion carried.

Brett will modify the MOU to reflect the removal of the automatic gate from the original agreement. Marc said someone will also need to come up with a name for the new road.

6. Tina added an agenda item, the approval of a loan from the Port Authority revolving loan fund. **MOTION** by Tony Petrusha to approve a loan of \$86,000 to be made from the Port Authority revolving loan fund to Paula Buff for the purpose of the acquisition of the Red Dog. This loan is in partnership with Glacier Bank. Seconded by Ted Werner, motion carried.

Meeting adjourned at 3:30 PM.

LINCOLN COUNTY BOARD OF COMMISSIONERS

Jerry Bennett, Chairman of the Board

ATTEST: _____
Chris Nelson, Deputy Clerk of the Board