

**February 12, 2025**

The Lincoln County Board of Commissioners met for a regular session on February 12, 2025, in the Lincoln County Courthouse, Libby, Montana. Present were Commissioner Teske, Commissioner Hammons, Administrative Assistant Jennifer Brown and Clerk and Recorder Corrina Brown.

Zoom participation: Commissioner Duram, Chanel Geer, Crystal Denton, Dallas Bowe, Dan Semmens, Danelle Maiden, Darren Short, Dustin Webb, Feleisha Storkson, Jesse Haag, John Hyslop, Jon Gass, Josh Letcher, Maranda Davis, Melanie Howell, Ray Stout, Scott Shindledecker and Traci Street.

Commissioner Teske opened the meeting with the **Pledge of Allegiance**.

**10:15 AM Approve Award for the Crime Victims' Rights Week Mini Grant – Kathleen Sheffield:** Present were Brian Berreman and Kathleen Sheffield.

Kathleen Sheffield advised of the National Crime Victims' Rights Week Community Awareness Project subgrant funding up to \$4,998.75 to the Lincoln County Victim/Witness Program to support public awareness activities. She discussed community awareness projects to include a Candlelight Vigil on April 6-12, 2025, at 7pm at the courthouse to honor victims and survivors, emphasizing the theme of kinship and collective community support. **Motion** by Commissioner Hammons to accept the grant award. Second by Commissioner Duram. No comments. Motion carried.

**10:30 AM Administrative Issues/Old Business: Approve Minutes. MOU Between Town of Eureka and Lincoln county Fairgrounds:** Present was Brian Berreman.

- Meeting minutes of February 5, 2025, for approval: **Motion** by Commissioner Hammons to approve February 5, 2025, regular commissioner meeting minutes. Second by Commissioner Duram. No comments. Motion carried.
- Memorandum of Understanding (MOU) between Town of Eureka and Lincoln County: Commissioner Duram introduced this MOU for Lincoln County Fairgrounds to connect Eureka's wastewater treatment system with the county covering connection services. He noted the Town of Eureka has approved the MOU. **Motion** by Commissioner Duram to approve and enter the MOU with the Town of Eureka for the sewer project at the fairgrounds with a severability clause. Second by Commissioner Hammons. No public comments. Motion carried.
- Commissioner Teske read a request from GoRail to support their letter urging congress to prioritize the role of freight railroads in infrastructure legislation, given their contributions to economic growth, safety and environmental sustainability. **Motion** by Commissioner Hammons to sign the GoRail letter for submittal to the house and senate committees. Second by Commissioner Duram. No public comment. Motion Carried.
- Commissioner Duram noted the Eureka Annex heat system repair is scheduled to commence tomorrow.
- Commissioner Duram advised once temperatures allow the new 25' flagpole will be installed.
- Commissioner Duram noted the alarm company will be doing a service next week.

**10:45 AM Public Comment Time – Non-Agenda Items:** Present was Brian Berreman. None.

**11:00 AM Gemini Subdivision Final Plat Approval:** Present were Brian Berreman, Crawford Dinning and Jesse Haag.

Jesse Haag, Planning Director, presented the Gemini subdivision final plat for commissioner approval consideration. He described the subdivision and advised the ten conditions of approval have been met and the Planning Department recommends approval. **Motion** by Commissioner Hammons to approve the Gemini subdivision final plat. Second by Commissioner Duram. Discussion of unusual septic agreement where lot one septic is approved for placement on lot two as noted in the final plat. No public comment. Motion carried.

**11:15 AM Libby Park District Operation By Laws. MOU between Libby Park District and Lincoln County:** Present were Brian Berreman and Jennifer Nelson.

Commissioner Teske noted the Libby Park District Operation By-Laws have been updated due to a directional change in their scope to reflect their updated purpose. **Motion** by Commissioner Hammons to approve the Libby Park District By-Laws. Second by Commissioner Duram. No comments. Motion carried.

Commissioner Teske introduced a Memorandum of Understanding (MOU) between the Libby Park District and Lincoln County to implement the "Get Outdoors Libby Initiative" which is inclusive of the specifics of the park handling of agreements as they occur. He advised this MOU has to be in place for Natural Resource Damage Program (NRDP) grant funds. **Motion** by Commissioner Duram to enter into the MOU. Second by Commissioner Hammons. Discussion regarding the management of specific future projects within the Libby District, including School District 4. Projects mentioned include J. Neils, Ski Dale, Pioneer Park, Port Ponds, Norgard Trail and Snowshoe Trail. Jennifer Nelson, County Forester, raised concerns about how county residents can communicate concerning the management and use of local parks. Commissioner Teske noted the Libby Park meets the first Tuesday of each month at the LCPA building which is also where the Park Director is located, and agendas are posted on the courthouse bulletin boards. Jennifer emphasized the importance of transparency and making information available to the public. She advised the county forester position and fuel reduction specialist should be incorporated into the park board. Commissioner Teske stated that park properties belong to Lincoln County, with forestry responsibility, while the park district manages recreation and maintenance. Jennifer noted park tax was allocated for a swimming pool and this needs to be addressed by the governing body. Commissioner Teske encouraged her to reach out to Adam Noble, Parks Director, regarding these concerns. No further public comment. Motion carried.

\*LC Board information can be found at: <https://lincolncountymt.us/clerk-and-recorder-home/boards-and-committees/>

11:30 AM **Screaming Eagle 2 Subdivision Extension Request – Planning Department:** Present was Brian Berreman.

Jesse Haag, Planning Director, presented a second preliminary plat 1-year extension request. He noted Sands Surveyors has not yet secured DEQ approval and road work has been done. He stated the applicant appears to have made a good faith effort to meet the nine conditions and recommended approving a second 1-year extension of the preliminary plat of the Screaming Eagle 2 subdivision with a *clarified* expiration date of December 16, 2025. **Motion** by Commissioner Hammons to approve the second-year extension of preliminary plat for the Screaming Eagle 2 subdivision with an expiration date of December 16<sup>th</sup>, 2025, per the recommendation of Planning Department. Second by Commissioner Duram. Commissioner Duram noted he'd represented Mrs. Mocko with real estate but has no conflict with this action. No public comments. Motion carried.

11:04 AM **Break**

01:30 PM **WGM and NeighborWorks MT Update on Libby Creek Project Schedule and RSID:** Present were Jesse Haag, Marcia Boris, Robin Blumberg.

Jon Gass, WGM, provided an update on the Libby Creek water and sewer project, which aims to upgrade the system and connect to the City of Libby. He stated that the designs are complete, pending approval from DEQ and relevant agencies. Jon is seeking consent for a rural special improvement district (RSID) to further fund the project. He introduced Dan Semmens, bond counsel with Dorsey and Whitney, while seeking a commitment to pledge the county revolving fund for the RSID and Dan discussed context and criteria. Jon noted that the current total estimated project cost is \$3.8 million, with an estimated funding gap of \$800,000, creating the need for county commitment to proceed with a bond and RSID. Danielle Maiden highlighted the potential for 75% loan forgiveness on the RSID. She noted the project aims to be completed by the end of 2025, with bids opening on March 12. Several funding options are being pursued, including ARPA, CDBG, MSEF, DNRC, and SRF loans, with potential loan forgiveness. Jon explained the project is designed to improve the sewer system and develop the Libby Creek community, benefiting fourteen households. He said the RSID's thirty-year loan would be repaid through property taxes via rent collected from the residents. Marica Boris, County Attorney, received confirmation from Danielle Maiden that the Libby Creek Community is structured as a non-profit corporation with the State of Montana, paying the taxes and collecting the rent, making the liability one entity. Following a discussion with sanitation and planning, Commissioner Teske encouraged ongoing communication with the planning department to ensure there are no conflicts with upgrades and improvements throughout the project. Jon confirmed that the RSID petition will be put before the community and will be in hand with no final county determination required until electronic bids are opened revealing any shortfall, and the bond sale would not be needed until later in the project.

02:16 PM **Adjourned**

**LINCOLN COUNTY BOARD OF COMMISSIONERS**

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Brent Teske, Chairman

**ATTEST:** \_\_\_\_\_  
Corrina Brown, Clerk of the Board