

**July 16, 2025**

The Lincoln County Board of Commissioners met for a regular session on July 16, 2025, in the Lincoln County Annex, Eureka, Montana. Present were Commissioner Teske, Commissioner Hammons, Commissioner Duram, and Clerk and Recorder Corrina Brown.

Zoom participation: Administrative Assistant Nikki Fox, Alaena Woody, Alisha Osborne, Alen Magsos, ~~Beth Archer~~, BreeAnna Dahm, Bryan Alkire, Chanel Geer, Darren Short, Feleisha Storkson, Jesse Haag, Melanie Howell, Nick Rains, Ray Stout, Tony Wickham, Traci Street and Tyler Reed.

09:00 AM **Administrative Issues/Old Business: Approve Minutes. Board Updates. PILT Claims. FFA Grant Risk Assessment:** Present were Sonya Richardson and Victoria Hayes.

- Approval of the minutes: **Motion** by Commissioner Hammons to approve the July 9, 2025 commissioner meeting minutes. Second by Commissioner Duram. No public comment. Motion carried.
- PILT claims: Tobacco Valley Animal Shelter invoice totaling \$5,910 was reviewed, with a funding request of \$3,000 to help cover the cost of a recent spay/neuter clinic. **Motion** by Commissioner Duram to pay with \$3,000 out of PILT. Second by Commissioner Hammons. No public comment. Motion carried.  
Sapphire Resource Connections Inc \$1,667.52 for employee assistance program. **Motion** by Commissioner Duram to pay Sapphire Resource Connections \$1,667.52. Second by Commissioner Hammons. No public comment. Motion carried.  
Environomics, Inc. \$540 invoice for Bruce Vincent's consultation to the county. **Motion** by Commissioner Hammons to approve the invoice for Environomics, Inc. Second by Commissioner Duram. No public comment. Motion carried.  
Ugrin Alexander Zadick, P.C., legal fees regarding Magnolia Properties LLC for \$1,141.77. **Motion** by Commissioner Duram to pay Ugrin Alexander Zadick \$1,141.77. Second by Commissioner Hammons. No public comment. Motion carried.  
Montana Assoc. of Counties for 2026/27 annual member dues \$17,091. **Motion** by Commissioner Hammons to approve the invoice from Montana Association of Counties for \$17,091. Second by Commissioner Duram. No public comment. Motion carried.
- FFA Grant Risk Assessment: Commissioner Teske noted the FAA Airport Grant Oversight Risk Assessment is for the Libby Airport and as the checklist has not yet been completed by the airport board, no action can be taken.
- Commissioner Teske presented an update to the previously approved Schedule A Road Agreement, requesting addition of \$30,000 of grant money for chip sealing in the Troy district. He advised the project is fully funded with no cost to the county. **Motion** by Commissioner Duram to approve it. Second by Commissioner Hammons. No public comment. Motion carried.
- Commissioner Teske requested an update on the animal control agreements with both Libby and Eureka. Commissioner Hammons advised the City of Libby is currently reviewing the budget and will follow up in a few days. Commissioner Duram reported bringing the matter to the Eureka Town Council, noting they were unaware of the agreement. Further discussions with both mayors are planned to clarify roles and enforcement responsibilities.
- Board Updates: Commissioner Duram advised approval was received to move the Black Butte radio equipment and finish the floor. The Lincoln County Shelter of Friends is hosting a meet-and-greet event in Libby on August 30, 2025, which will include a raffle, with flyers already distributed.

09:30 AM **EPA Superfund Site Update:** Present were Beth Archer, Dania Zinner, Melody Kraayeveld, Sonya Richardson and Victoria Hayes.

Dania Zinner and Beth Archer (EPA) and Melody Kraayeveld (DEQ) were introduced. Dania reviewed the current status of the eight Operable Units. OUs 1, 2, 5, 6, and 8 have been partially delisted from the National Priorities List. OUs 4 (Libby) and 7 (Troy) are under consideration for partial delisting with community feedback and education efforts are still ongoing. OU3 (the former mine site) remains fully listed and the Public Health Emergency will not be lifted until cleanup there is complete. Commissioner Teske inquired whether toxicity values are being reviewed. Beth responded that reviews depend on the quality of data and dose-response relationships rather than a set timeframe—particularly in cases that may trigger autoimmune responses. Dana noted that the toxicity value for manganese was established in the 1980s and may be outdated. Beth stated they will consult with Agency on Toxic Substances and Disease Registry (ATSDR) to determine whether the available data supports a revised toxicity threshold and noted collaboration with the CARD Clinic to better understand dose-response outcomes. Beth also acknowledged that public concerns around delisting—especially for OUs 4 and 7—need to be addressed. Commissioner Teske emphasized the importance of informing the public about what partial delisting and the continuation of the Public Health Emergency actually mean. He called for a breakdown of what is changing, what is not, and how it may impact public health and safety, including general exposure and absorption. He stated that residents need broader education on air quality, including updates through Libby Asbestos Resource Program (LARP) and clear messaging on steps individuals can take for self-preservation. Dania agreed, discussing the importance of incorporating Forest Service (Mitchell Jackson) updates into outreach—particularly around cleanup options. Melody stressed continuing joint outreach efforts, incorporating floodplain and realtor education along with continued DEQ annual site inspections. The team will return in the fall with further updates and findings from ongoing public health studies.

10:00 AM **Public Comment Time Non-Agenda Items:** Present were Sonya Richardson and Victoria Hayes. None

10:15 AM **NorthStar Landing Subdivision Final Plat – SIA and/or Extension Request:** Present were Larry Stewart, Sara Helgert, Sonya Richardson and Victoria Hayes.

Jesse Haag, Planning Director, reviewed a request from Larry Stewart for a 90-day extension of preliminary plat approval for the NorthStar Landing Subdivision. He advised that many of the 29 original conditions have been met and remaining items include septic field completion, final grading and graveling, utility installation, and topsoiling. DEQ approval was received June 23, 2025 and the septic permit was issued July 3, triggering recent construction progress. He discussed the Subdivision Improvements Agreement (SIA), advising that a 90-day extension would be more appropriate at this time, with

the potential for a narrowly scoped SIA later if only minor items remain unfinished. **Motion** by Commissioner Duram to grant the 90-day extension of the NorthStar Subdivision preliminary plat. Second by Commissioner Hammons. Larry Stewart emphasized that delays have largely been out of his control, with only 2.5 of the past 9 years spent on active work due to permitting and supply chain issues. He asked how the county would address delays related to back-ordered materials. Commissioners acknowledged the challenges and stressed the importance of maintaining clear communication between the developer and the Planning Department throughout the 90-day extension to ensure transparency and timely updates on any further obstacles. No further public comment. Motion carried.

10:45 AM **La Lomita Subdivision Extension Request:** Present were Sonya Richardson and Victoria Hayes.

Alisha Osborne, Assistant Planner, presented a request from Leticia Frey for a three-year extension of the La Lomita Subdivision and provided a history of the project. She advised that Planning recommends a two-year extension to the preliminary plat approval, extending the expiration to July 6, 2027. **Motion** by Commissioner Duram to approve a 2-year extension to the preliminary approval for La Lomita Subdivision. Second by Commissioner Hammons. Discussion of utility work being the only hold up. No public comment. Motion carried.

10:49 AM **Adjourned**

**LINCOLN COUNTY BOARD OF COMMISSIONERS**

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Brent Teske, Chairman

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