

March 18, 2026

The Lincoln County Board of Commissioners met for a regular session on March 18, 2026, in the Lincoln County Annex, Eureka, Montana. Present were Commissioner Teske, Commissioner Hammons and Commissioner Duram.

Zoom participation: Clerk and Recorder Corrina Brown, Angie LeDuc, Ardis, Brett Duvall, Brian Berreman, Dallas Bowe, Darren Short, Grant Kelly, Jesse Haag, Feleisha Storkson, Levi Thompson, Melanie Howell, Ray Stout, Sam Scheer, Scott Shindledecker, Sierra Gustin, Taylor R Miller, Traci Street and Travis Sigea.

10:00 AM **Administrative Issues/Old Business: Approve Minutes. PILT Claims. Kootenai Falls Concession Bid Approval. Commissioners' Report. Keeler Bridge Bid Approval:** Present were Jonathan Jameson and Mary Duram.

- Approval of minutes. **Motion** by Commissioner Hammons to approve the March 11, 2026 regular commission meeting minutes. Second by Commissioner Duram. Discussion was held to clarify the 10:45 AM election update. No public comment. Motion carried.
- PILT claims: Garlington, Lohn, Robinson \$1,050 ACT V LLC. **Motion** by Commissioner Duram to pay the Garlington, Lohn, Robinson bill of \$1,050 out of PILT. Second by Commissioner Hammons. No public comment. Motion carried.  
Ugrin Alexander Zadick, P.C. \$1,414.11 Magnolia Properties LLC. **Motion** by Commissioner Duram to pay the balance due, whether it's \$1,414.11 or 969.50 based upon what finance has already paid. Second by Commissioner Hammons. No public comment. Motion carried.  
Ugrin Alexander Zadick, P.C. \$871 Torgison. **Motion** by Commissioner Duram to Pay Ugrin Alexander Zadick the balance due whether it's \$871 or current bill of \$539 based upon the necessary payments. Second by Commissioner Hammons. No public comment. Motion carried.
- Kootenai Falls concession bid approval: postponed - pending review
- Keeler bridge bid approval: Commissioner Hammons read the award letter to Thompson Contracting, Inc (TCI) with a bid of \$887,473. **Motion** by Commissioner Hammons to award the bid to Thompson Contracting contingent upon the declaration being signed and the county receiving FEMA funds. Second by Commissioner Duram. Discussion of engineering recommendations outlining two options: award the bid to the lowest responsive bidder, Thompson Contracting Inc., or reject bids pending potential levee replacement by the Army Corps of Engineers. Preference was expressed for awarding the bid, with consideration of funding and permitting constraints. Jesse Haag, Planning Director, asked whether the motion to award the bid to Thompson Contracting will allow for use of a Montana Department of Transportation temporary bridge if one becomes available. It was clarified that the motion is dependent on funding and no funds would be expended if a state-provided bridge is used. No further public comment. Motion carried.
- Commissioners' Report: none

10:15 AM **Resolution 2026-12: Magnolia Properties LLC Settlement:** Present were Delbert Armstrong, Destini Parker, Don Truman, Jake Armstrong, Jeff Koskela, Jonathan Jameson, Mary Duram, Michelle Armstrong, Pam Rackley and Twila Webb.

Commissioner Duram read Resolution 2026-12 transferring a county owned fee strip of land to Magnolia Properties, LLC for \$21,000 settling DV 27-205-42. **Motion** by Commissioner Hammons to approve Resolution 2026-12- amended to 0.42 acres. Second by Commissioner Duram. Discussion of acres being 0.42 and not .042 and easement not being a part of this agreement. Grant Kelly noted the property may include potential prescriptive easements, but no legal easement is currently established. Traci Street of Tobacco Valley News asked for a settlement summary and confirmed that both parties will cover their own legal costs. Jesse Haag, Planning Director, clarified that there is currently no established easement and any potential prescriptive easement has not been established through the court. Jeff Koskela stated the access easement should be documented in writing. Commissioner Teske clarified that the easement will be established after the settlement and boundary adjustment are approved. No further public comment. Motion carried.

10:30 AM **Public Comment Time Non-Agenda Items:** Present were Delbert Armstrong, Destini Parker, Don Truman, Jake Armstrong, Jeff Koskela, Jonathan Jameson, Mary Duram, Michelle Armstrong, Pam Rackley and Twila Webb.

Jonathan Jameson raised concerns about communication with Flathead Valley Community College. Commissioner Hammons confirmed ongoing contact with college personnel and efforts to secure contractors, noting documentation is available for review.

Jonathan also commented that the recent HDR biomass meeting was productive and supported exploring biomass facilities and improved recycling as sustainable solutions for energy, jobs and waste management.

10:45 AM **Preliminary Plat Extension – Armstrong RV Park:** Present were Delbert Armstrong, Destini Parker, Don Truman, Jake Armstrong, Jeff Koskela, Jonathan Jameson, Mary Duram and Michelle Armstrong.

Jesse Haag, Planning Director, presented the request from Larsen Engineering on behalf of Delbert Armstrong for a three-year extension of the preliminary plat approval for the 23-lot Armstrong RV Park, set to expire April 4, 2026. He noted the project has received three previous extensions, with the most recent approved as a final extension. The applicant cited issues securing a septic permit and completing road improvements due to adjacent property constraints and ongoing litigation. He recommended denial of the extension, citing unprecedented timing, unresolved issues and changes in state law affecting RV park review. **Motion** by Commissioner Duram to agree with planning and deny the requested extension at this time. Second by Commissioner Hammons. Discussion that the new Buildings for Lease or Rent (BLR) process may be easier to navigate, yet due to ongoing litigation and neighbor issues, the board would follow the Lincoln County Planning Department's advisory. Delbert Armstrong expressed concerns about delays related to sewer approval and a "spite well," noting that restarting the project under the new process would be costly. He stated he has invested significant funds and effort and is frustrated by ongoing litigation and obstacles from neighboring landowners. Don Truman expressed concern that Delbert Armstrong's extension request was shorter than past extensions for NorthStar, advocating for equitable treatment and consistency with prior approvals.

Taylor Miller, representing Mr. Armstrong, said the applicant has been working through proper channels and should not be penalized for delays. He noted the ongoing well litigation is set for trial in November, no road issues exist and no construction has begun due to permitting compliance. He argued the 11-year timeline is not unusual, conditions remain consistent with the county's growth policy and the project supports economic growth, urging approval of the extension. Jesse Haag, received clarification from Mr. Miller that, although the request letter referenced road litigation, only the well is currently in litigation. He noted that the NorthStar Landing comparison is not equivalent due to its larger scale and prior progress, observed no significant work on site after eight years and stated similar long extensions are not known in Lincoln County.

Michelle Armstrong stated the applicant was denied permission to proceed and followed Planning Board direction to complete the road first, explaining the lack of interior project work.

No further public comment. **Motion** to deny the extension was made; the vote failed with zero in favor and three opposed. Discussion focused on the length of the extension, with Mr. Miller stating the trial is set for November, the case is nearing completion and the well litigation—including potential appeal—could reasonably be resolved within three years. **Motion** by Commissioner Duram to grant a three-year extension, effective from April 4, 2026, not to exceed April 4, 2029. Second by Commissioner Hammons. Discussion addressed reviewing the BLR language, with Jesse noting recent state law changes and a governor's grant to streamline the process resulting in the county Planning Department review of BLR regulations to be put before the commission in May.

Delbert Armstrong stated he has already invested significant funds and does not want to start over under new rules, citing additional engineering costs. It was noted that having an extension does not require continuing the project. No further public comment. Motion carried.

11:00 AM **Resolution 2026-09 Elections Polling and Drop Kiosk Locations - Elections**: Present were Jeff Koskela, Jonathan Jameson and Mary Duram.

Commissioner Duram read Resolution 2026-09 designating polling places and secure drop box locations in Lincoln County (Eureka, Troy, and Libby). The resolution provides for absentee ballots, which may be deposited at the Lincoln County Election Office or at designated 24/7 drop boxes until election day and for mail ballots, which may be returned by mail or delivered to the Election Office. **Motion** by Commissioner Hammons to approve Resolution 2026-09, amended to 418 Mineral Avenue in Libby. Second by Commissioner Duram. Melanie Howell, Election Administrator, noted that the official deposit address for the Lincoln County Election Office should be corrected to 418 Mineral Avenue and confirmed that, aside from this, the information is accurate. No further public comment. Motion carried.

11:16 AM **Adjourned**

#### **LINCOLN COUNTY BOARD OF COMMISSIONERS**

---

Brent Teske, Chairman

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