



City of Libby
Libby Montana
www.cityoflibby.com

PO Box 1428
952 E. Spruce Street
Libby MT, 59923
(406) 293-2731
Fax (406) 293-4090

REGULAR COUNCIL MEETING #1674
MONDAY, APRIL 7, 2025 @ 7:00 PM
COUNCIL CHAMBERS – CITY HALL

CALL TO ORDER:

- Pledge of Allegiance
- Prayer by Marcus Girod
- Roll Call
- Welcome/Announcements
- Reading of proclamation declaring the week of 6th - 12th of April - Kathleen Sheffield.
- Approve minutes for Regular Council meetings #1672 held March 3, 2025, #1673 held March 17, 2025, and Special Meeting-Council Vacancy held March 17, 2025.

REPORTS:

DEPARTMENT HEADS:

- City Administrators Report
- Streets Supervisor
- Finance
- Police

COUNCIL COMMITTEES:

- Budget
- Building
- Cemetery/Parks
- Fire
- Lights/Streets/Sidewalks
- Ordinance
- Water/Sewer
- Wildlife

BOARDS/COMMISSIONS:

- Planning /Zoning

PUBLIC COMMENT ON NON-AGENDA ITEMS: This is an opportunity for the public to offer comments related to issues that are not currently on the agenda that the council has jurisdiction over. Public comment is limited to 3 minutes.

PUBLIC HEARING: CONDITIONAL USE PERMIT

The Libby City Council is holding a Public Hearing to solicit public comments on the proposed Conditional Use Permit request by Terry Best to operating a barrel threading business at 1404 Louisiana Avenue.

- 1. INTRODUCTION**
- 2. COUNCIL COMMENT**
- 3. PUBLIC COMMENT**
- 4. DECISION**
- 5. ADJOURNMENT**

NEW BUSINESS: The mayor will introduce each new agenda item with a description of the item and an explanation for the recommended action to be taken. Following council discussion on each item, there will be an opportunity for public comment. Public comment is limited to 3 minutes concerning the agenda item being discussed only.

1. Fish Wildlife and Parks CWD update.
2. Approve LOR's Noise Variance request for Anniversary Event at Riverfront Park, June 21st.
3. Approve contract with Libby Youth Base and Softball for Remp's Fields.
4. Approve Loggertown Baseball Club funding request for Remp's Fields improvement project (Kelly Morford).
5. Approve Libby Area Business Association Mineral Avenue Street closure request for Summer Solstice June 22nd from 10am - 3:30pm from 6th Street to 3rd Street and for Halloween, October 31st from 4 -6pm, Lincoln Blvd to 2nd Street.
6. Approve Workforce Expo 2025 request for Lincoln Blvd closure (Memorial Center side) on April 23rd from 7am to 4pm. (Toya Laveway).
7. Approve County's Libby Parks District request to include City owned Haul Bridge as part of the route for the "Circle Swede Gravel Ride" on September 13, 2025 (Noble or Taylor)
8. Approve the Street committee's recommendation regarding the abandonment of the city owned right-of-way off City Service Road
9. Approve Parks Committee recommendation for Rambo Memorial Plaque.
10. Rotary request for City support of proposed area veterans (introduction, George Gerard)
11. Libby Government Study Commission request to be on agenda.
12. Approve all liquor license applications received to date.
 - a. Po Sam's, 119 Mineral Ave.
13. Approve all claims received to date.
14. Approve all business license applications received to date.
 - a. Northwest Montana Plumbing Services, 456 Lusher Dr., Individual, Plumbing, heating, and airconditioning .
 - b. Sonship Tekon LLC, 1511 Main Ave. Trlr #12, LLC, General contracting and residential construction.
 - c. TB Machining LLC, 1404 Louisiana Ave., LLC, Threading rifle barrels for suppressors and brakes.
 - d. Tiffany's Helping Hands, 142 Spencer Rd. Trlr #1, Individual, House cleaning, organization around house, meal prep, and errand running.
 - e. Your Home Improvement Company LLC, 5840 Expressway Ste.1G, Missoula, LLC, Residential remodels (primary tub/shower & window replacements).

UNFINISHED BUSINESS: Each item will be introduced by the mayor (or assigned liaison) with a description of the item. Following council discussion on each item, there will be an opportunity for public comment. No action will be taken. Public comment is limited to 3 minutes concerning each item.

- 1.) Discussion to amend Libby Development Fund Policy and application process.

GENERAL COMMENTS FROM COUNCIL: Public comment will not be taken during this portion of the meeting

ADJOURNMENT:

The manner of Addressing Council:

- Each person, not a Council member, shall address the Council at the time designated in the agenda or as directed by the Council, by stepping to the podium or microphone, giving that person's name and address in an audible tone of voice for the record, unless further time is granted by the Council, shall limit the address to the Council to three minutes.
- All remarks shall be addressed to the Council as a body and not to any member of the Council or Staff with no personal remarks allowed.
- No person, other than the Council and the person having the floor, shall be permitted to enter any discussion either directly or through a member of the Council, without the permission of the Presiding Officer.
- Any person making personal, impertinent, or slanderous remarks or who shall become boisterous or disruptive during the council meeting shall be forthwith barred from further presentation to the council by the presiding officer unless permission to continue is granted by a majority vote of the council.

ATTENTION:

To access this meeting electronically with **ZOOM**,
Dial: 253-215-8782
Meeting ID: **4042719951**
Password: **151041**
Posted: 4/3/25

National Crime Victims' Rights Week

April 6th- 12th

Whereas: Crime affects individuals, families, and communities in profound ways, leaving lasting physical, emotional, and social challenges; and

Whereas: The concept of kinship, the web of social relationships that form an important part of the lives of humans in all societies, underscores the connections that build bridges to support, services, and shared strength among survivors, advocates, and communities; and

Whereas: Kinship is the foundation of victim advocacy, inspiring trauma-informed care that meets survivors where they are; and

Whereas: Kinship builds peer networks and community alliances that empower survivors, foster resilience, and offer pathways to healing; and

Whereas: KINSHIP reminds us of the strength that comes from connection, the importance of listening to every voice, and the power creating lasting change when working together: and

Whereas: The citizens of the City of Libby are encouraged to ask themselves how to connect and start the healing process for all victims of crime.

Now, therefore, the Libby of City hereby proclaims the week of April 6-12, 2025, as **Crime Victims' Rights Week**. This proclamation reaffirms our dedication to building connections, standing in kinship with survivors, and creating a future where healing and hope are within reach for everyone.

_____ April 7th, 2025

Peggy Williams

Mayor, City of Libby

MCA 2-3-212. Minutes of meetings. Minutes must include without limitation: (a) the date, time, and place of the meeting; (b) a list of the individual members of the public body, agency, or organization who were in attendance; (c) the substance of all matters proposed, discussed, or decided; and (d) at the request of any member, a record of votes by individual members for any votes taken.

UNAPPROVED MINUTES

The Libby City Council held regular meeting #1672 on Monday, March 3, 2025, in the Council Chamber at Libby City Hall.

Call to Order:

The meeting was called to order at 7:00 pm by Mayor Williams.

Present were Mayor Williams, Councilors Melissa Berke, Gail Burger, Kristin Smith, Hugh Taylor, Brian Zimmerman, Administrator Sam Sikes, Clerk/Treasurer Leann Monigold, and (via Zoom) City Attorney Dean Chisholm.

Announcements: None

Approve minutes for Regular Council meetings #1671 held February 18, 2025:

Councilor Zimmerman **MADE A MOTION** to approve the minutes of meeting #1671, Councilor Berke **SECONDED**.

Councilors Berke, Burger, Smith, Taylor, and Zimmerman voted **FOR**.

MOTION PASSED.

Committee Reports:

Administrator: Administrator Sikes reported City Hall has 27 heating/cooling exchangers, 5 units are no longer operable. Replacing the entire system would be around \$700,000, a company has been found to remanufacture replacement exchangers. The city will begin to upgrade using the CIP, the first 5 units will be \$57,188, CIP cash on hand is \$192,612.

The Water Department, SCADA 5 (main computer that keeps water treatment plant running) will be discontinued, a change will be made to the PER to include the update needed. Approximate cost will be between \$500,000 and \$600,000. Reminding everyone base rates pay for operations and maintenance, usage rates help fund the CIP for grant matches and self-funded projects, CIP is currently at \$446,792 with \$46,000 reserved for completing the PER.

Mr. Sikes addressed the recent Executive Forum attended in Helena expressing the benefits of attending including professional interactions and knowledge exchange, highlighting the potential use of AI in municipal operations and addressing the possible pros and cons.

Mr. Sikes provided examples of how the Federal Government's DOGE could possibly affect Libby's grant-funded projects and elaborated on the importance of a well-funded a Capital Improvement Plan (CIP) and its role to fund various city projects with grant funding in question, also provided a list of current and future projects that would qualify to use of the CIP.

Streets Supervisor: Justin Williams provided updates on public works activities, including routine maintenance, water main repairs, and the hiring of a new water distribution operator. He explained issues with two major watermain repairs, frozen water meters, and frozen service lines. New street paint striper will arrive soon, the fire hydrant on 8th has been repaired and is back online, working to repair streets affected by the winter weather, and listed numerous ordinance violations that affect the streets department directly.

Police: Chief Ercanbrack reported for the month of February, responded to 125 calls, 2 assaults, 7 disturbances, 2 threatening cases, 4 thefts, 11 suspicions acts, 5 crashes, 6 drug/alcohol offenses, 3 mental health, 7 welfare checks, 22 public assists, 9 911 calls, 1 juvenile, and 21 traffic stops.

Parks: Mayor Williams explained Ms. Burke agreed to take the Rambo request for the memorial plaque at Riverfront Park into Committee and will be scheduling a meeting soon for that.

Lights/Streets/Sidewalks: Councilor Zimmerman announced a meeting was held Wednesday over Jeff and Lisa Sooter's request for property abandonment off City Service Road. Committee is waiting for some information before making the decision to move forward with a recommendation for Council.

Ordinance: Distracted Driving on agenda.

Wildlife: Councilor Taylor reported FWP will be completing CWD harvest and would like to be on the first Agenda in April to give an update.

Planning/Zoning: Councilor K. Smith announced the Commission met on the 24th to review past minutes.

Public Comment on Non- Agenda Items:

DC Orr, chair of Local Government Study Commission, inquired why the Study Commission was no longer on the agenda under committee reports expressing concerns the Study Commission would not be able to inform the public what they are doing.

Vince Backen, member of the Local Government Study Commission, explained the questions developed and handed out to the Council and Mayor, for the Study Commission's study, asking if they could review and answer the questions to have available for the Study Commission's Town Hall scheduled May 22nd. Mr. Backen feels the City Council is doing a great job, which is the reason he has presented the questionnaire.

Old Business: None

New Business:

Approve Chief Ercanbrack's request to apply to the Mason Moore Foundation safety grant for officer "go bags":

Chief Ercanbrack explained the background of the Mason Moore Foundation and the purpose of the officer go bags. Grant request is for \$5,000 and does not require matching funds from the city.

Councilor Smith expressed appreciation to Chief Ercanbrack for pursuing different funding sources to improve the function of the Police Department.

Councilor Smith **MADE A MOTION** to approve the Chief's request to apply to the Mason Moore Foundation safety grant for "go bags", Councilor Burger **SECONDED**.

Councilors Berke, Burger, Smith, Taylor, and Zimmerman voted **FOR**.

MOTION PASSED.

Update Council Policy and Procedures with committee procedure (discussion):

Mayor Willaims explained the update was to put into writing how committees currently do things.

Council was in favor of the document.

Councilor Smith suggested removing letter (I) because it didn't seem necessary.

DC Orr, chair of the Local Government Study Commission, commented their committee should be allowed to give committee reports and feels they are being retaliated against.

Approve Ordinance 2053, Distracted Driving:

Mayor Williams announced the Ordinance Committee met and reviewed this again and recommended bringing it forward for approval. Acknowledging there is a Senate Bill on this topic on it third reading, so could potentially be duplicatory. Inquiring what Council would like to do.

Councilor Berke explained this is the third time the State has tried to pass distracted driving, specific to texting and driving, and it keeps dying in the House, so unsure if it will make it through or if it does, it could be years out. Ms. Berke suggested changing (D), on page two, making it specific to texting while driving. Then adding, if something does come down from the State, this is gone or is superseded by the State. Councilor Smith agreed.

Mr. Chisholm suggested (B) under Acts Prohibited moving to the definition section. Explaining if a similar bill does get passed by the State legislature, the Ordinance can be rescinded and would not need to be in the language.

Councilor Taylor made a Point of Order, agenda item is to approve the Ordinance for Distracted Driving, no motion has been made, and Council is having discussion. Mayor Williams stated, during training, was told it is acceptable to have discussion before a motion, explaining they have had discussion in the past as well. Councilor Taylor was opposed to it.

Councilor Smith **MADE A MOTION** to Approve Ordinance #2053, Councilor Berke **SECONDED**.

Councilor Smith **MADE A MOTION** to move Subsection B under Acts Prohibited, to the preceding section in Definitions, so that states that “immediate physical possession” and behind that has a meaning. Secondly, strike D from subsection, Acts Prohibited, “engaging in any activity that is not necessary, etc.” At conclusion, and maybe Mr. Chisholm’s comments, we can revisit it. But the suggestion Ms. Berke had to add a provision stating that in the event the state legislature adopts a similar bill, it would be superseded.

Mayor Williams inquired with Mr. Chisholm’s suggestion to rescind if the bill passes, should the language state that. Councilor Smith suggested leaving it off and revisit if it passes the state.

Councilor Burger suggested waiting to see what the State does. Councilor Smith felt there was no need to wait and should be able to act on our own and have our own ordinance, if the State comes down with something different, it can be revisited.

Caroline Buckner recommended removing section (1) should not apply to the police and gave examples for her recommendation.

DC Orr disagreed with the procedure process and suggested taking it back into the Ordinance Committee for the changes and then bring it back to the Council for approval, questioning the rush. Mr. Orr inquired why there were no minutes for the Ordinance Committee when he had come in to request them and commented on Zoning Committee minutes. Councilor Burger called a Point of Order; Mayor Williams told Mr. Orr he was off topic and to continue on the topic or sit down.

Mayor Williams reconfirmed there was a motion, a second, and a recommendation to hold off.

Councilors Berke, Smith, and Zimmerman voted **FOR**. Councilors Burger and Taylor voted **AGAINST**.

MOTION PASSED.

Approve Resolution 2052, authorizing a change to electronic funds transfer for MetLife quarterly dividend disbursements:

Clerk/Treasurer Monigold explained MetLife needs a resolution to update the bank account for the quarterly dividend reimbursements deposits, approximately \$46.

Councilor Smith **MADE A MOTION** to approve Resolution #2052, Councilor Zimmerman **SECONDED**.

Councilors Berke, Burger, Smith, Taylor, and Zimmerman voted **FOR**.

MOTION PASSED.

Approve all claims received to date:

Councilor Zimmerman **MADE A MOTION** to approve all claims received to date, Councilor Berke **SECONDED**.

Councilors Berke, Burger, Smith, Taylor, and Zimmerman voted **FOR**.

MOTION PASSED.

Approve all business license applications received to date:

The Sewing Patch.

Councilor Smith **MADE A MOTION** to approve all business license applications received to date, Councilor Zimmerman **SECONDED**.

Councilors Berke, Burger, Smith, Taylor, and Zimmerman voted **FOR**.

MOTION PASSED.

Unfinished Business:

Discussion to amend Libby Development Fund Policy and application process:

Councilor Burger suggested changing the approximate funding to the actual funding of \$1,606,292 and under "Purpose" where it says, "no new loans to area businesses" change to say, "no loans or grants." Feeling grants do not benefit the community. Ms. Burger suggested several ways to utilize the funds to benefit the community.

Councilor Smith gave an example of grant funds used at Riverfront Park that benefited the community.

The council discussed their ideas if the funds should be used for grants and other ideas for the use of the funds for community projects.

Counselor Smith requested a list of previous projects over the last 10 years to refresh everyone's memory and suggested striking the dollar amount, in the policy, restructure the sentence to say current dollar amount can be viewed at City Hall anytime.

Council discussed changing the word "infrastructure" for clarity.

Councilor Smith explained the importance of developing an application and suggested visiting other language if the opportunity for grants and loans is removed, because Council has discussed public private partnerships and need to have the language aligned within the policy.

The council discussed their opinions on grants and loans.

General Comments from Council:

Councilor Smith commented on the topic of minutes, explaining that in order for minutes to be released, the minutes have to be approved by the committee, explaining the proper procedure. Mayor Williams explained her memo was a very good summary. Ms. Smith stated the minutes were summarized in the memo and states that it is a record of what happened, the Ordinance Committee members agreed.

Councilor Taylor commented he had sent an email requesting some clarification on impact fees at the Port and has not received a response. To his knowledge, there's been no discussion about annexing that property into the city limits. Mr. Taylor read the email that talks about the developer connecting to the water and sewer mains, describing the locations of the planned connection project and all the cost of roads, water and sewer lines are at the expense of the developer. Then the city takes ownership upon final inspection. Mr. Taylor inquired why the city would maintain water, sewer lines and streets that are not inside our city limits? Mayor Williams explained, it is anticipated they are going to be within the city limits. There have been comments made about their request for annexation. And there have been preliminary annexation subdivision meetings among engineers. It will be a simultaneous subdivision review and annexation request.

Councilor Taylor compared the Port project with the one on Second Street and believes it would be imperative to have annexation done before construction was underway. Mr. Sikes explained the project would run concurrently. A preliminary plat meeting has been held, DEQ has been going over mains, but they are not authorized to tap or get any water and sewer until the annexation is completed. Councilor Smith explained the difference in this case is that an entity wants to do it the right way and not try to avoid regulations.

ADJOURNMENT:

Councilor Smith **MADE A MOTION** to adjourn, Councilor Zimmerman **SECONDED**.

Councilors Berke, Burger, Smith, Taylor, and Zimmerman voted **FOR**.

MOTION PASSED.

Mayor Williams adjourned the meeting at 8:04pm.

Mayor Peggy Williams

Attest: _____

Clerk/Treasurer Leann Monigold

UNAPPROVED MINUTES

The Libby City Council held a Special Council meeting for a vacant council position on Monday, March 17, 2025, in the Council Chamber at Libby City Hall.

Call to Order:

The meeting was called to order at 6:00 pm by Mayor Williams.

Present were Mayor Williams, Councilors Melissa Berke, Gail Burger, Kristin Smith, Hugh Taylor, Brian Zimmerman, Administrator Sam Sikes, and Clerk/Treasurer Leann Monigold.

Mayor Williams welcomed everyone and explained the purpose of the meeting was to fill the vacancy on the city council. Mayor Williams stated Terry Patrick withdrew his name, so there are five candidates. The candidate selected by the council will fill the vacant position and serve until December 31, 2025, to remain on the council, the selected candidate must file in the upcoming municipal election, filing period opens April 17. Mayor Williams explained the interview process and Council's nominating and voting process. The applicants were Brook Brolin, Brian Crompton, Ethan Kolp, Brad Nelson, and Erica Schaefer.

Brook Brolin introduced herself, highlighting her family, community service, and professional experience, followed by interview questions from the council. Ms. Brolin discussed her motivation for applying, her move from San Antonio, challenges she sees with the desire to help improve Libby for her children's future, and ideas how to encourage public engagement.

Brian Compton introduced himself, highlighting his military background, nursing career, and volunteer work with Libby Ambulance, followed by interview questions from the council. Mr. Compton discussed his ideas to encourage community engagement, and the need for businesses and jobs for growth in Libby.

Ethan Kolp introduced himself, highlighting his hobbies and employment at Hoot Owl Farms, followed by interview questions from the Council. Mr. Kolp discussed his problem-solving skills, his motivation for applying, the importance of community events, the need for clear communication with the public, affordable housing, a way to clarify to the community what the County's responsibility is and what the City's responsibility is.

Brad Nelson introduced himself, highlighting his business experience, his family, and history on the Police commission, followed by interview questions from the Council. Mr. Nelson discussed the importance of online presence for the city to improve public awareness and engagement, the need to improve infrastructure, businesses, jobs, and housing in Libby. His motivation to apply was to help represent those people that feel they are not being heard.

Erica Schaefer introduced herself, highlighting her education in small business management and entrepreneurship skills, followed by interview questions from the council. Ms. Schaefer discussed her motivation, focusing on her desire to give back the community, emphasizing the

need for jobs, opportunities for younger people to encourage them to stay in the community, and the importance of an online presence and communication to encourage public engagement.

Public Comment:

DC Orr emphasized the importance of public involvement and engagement.

Jennifer Nelson reminded the Council and candidates of the primary responsibilities: budget, infrastructure, and public health and safety.

Alani Holcomb emphasized the need for transparency and inquired what political party each applicant aligned with.

Council Comment:

Councilor Smith commented in her 16 years on Council, she has seen an incredible amount of economic growth in the community. Owning a business on Mineral Avenue for the last 10 years, she has seen business growth on Mineral Avenue to fill the vacancies. Libby has a lot of economic activity going on, referring to the development behind City Hall, and a lot of interest and investment in the community, and acknowledging the lowest unemployment rate in 20 years. Ms. Smith believes people don't really acknowledge the growth in Libby that is quite positive for the community and wanted to remind everybody, even though there could always be more, the community is way better than it was 6 years ago.

Councilor Taylor thanked the candidates and wanted to remind whoever did not get selected, there will be open seats in November and encouraged them to get involved, stay involved, and run for office.

Mayor Williams reminded the council that any member could nominate the name of an applicant who was interviewed for the vacancy. No council member could nominate more than one person, because there is only one seat available. Once all nominations are received, nominations will close, and the council will vote. In accordance with MCA, a majority vote of members is required. Reminding the council, they can vote more than once but does not recommend voting yes unless it is the candidate they are actually choosing, because if they are voting yes to be nice they could then end up voting for someone else's candidate.

Councilor Taylor **NOMINATED** Brad Nelson.

Councilor Berke **NOMINATED** Ethan Kolp.

Councilor Smith **NOMINATED** Brook Brolin.

With no more nomination, Mayor Williams opened the election and explained the vote will take place in order they were nominated. As soon as there is a majority vote, 3 votes FOR, voting will stop, and that person will become the new member.

Brad Nelson: Councilors Burger and Taylor voted **FOR**. Councilors Berke, Smith, and Zimmerman voted **AGAINST**.

Ethan Kolp: Councilors Berke, Smith, and Zimmerman voted **FOR**. Councilors Burger and Taylor voted **AGAINST**.

With a majority vote Mayor Willaims closed the election and announced Ethan Kolp as the newest member appointed to Council.

Mayor Williams swore in Ethan Kolp.

ADJOURNMENT:

Mayor Williams adjourned the meeting at 6:40pm.

Mayor Peggy Williams

Attest: _____

Clerk/Treasurer Leann Monigold

MCA 2-3-212. Minutes of meetings. Minutes must include without limitation: (a) the date, time, and place of the meeting; (b) a list of the individual members of the public body, agency, or organization who were in attendance; (c) the substance of all matters proposed, discussed, or decided; and (d) at the request of any member, a record of votes by individual members for any votes taken.

UNAPPROVED MINUTES

The Libby City Council held regular meeting #1673 on Monday, March 17, 2025, in the Council Chamber at Libby City Hall.

Call to Order:

The meeting was called to order at 7:00 pm by Mayor Williams.

Present were Mayor Williams, Councilors Melissa Berke, Gail Burger, Ethan Kolp, Kristin Smith, Hugh Taylor, Brian Zimmerman, Administrator Sam Sikes, Clerk/Treasurer Leann Monigold, and (via Zoom) City Attorney Dean Chisholm.

Announcements: None

Committee Reports:

Administrator: Administrator Sikes reported no permits were sold in January, but one remodel permit for \$322 was sold in February. Year-to-date (fiscal year), 21 permits have been sold for a total of \$33,383, which is above the 4-year average for the end of February (\$22,455). Mr. Sikes reminded everyone that the building fund is self-sustaining and separate from the general fund. Mr. Sikes announced due to reduced plowing and employment costs, the city will be able to use those extra funds to upgrade the fire suppression system at City Hall, costing \$18,542.

Lights/Streets/Sidewalks: Councilor Zimmerman announced he sent over the formal recommendation from the committee for the Sooter request on City Service Road. He is waiting to put all that into motion for the public hearing and any legalities.

Public Comment on Non- Agenda Items: None

Old Business: None

New Business:

Approve April 4th Mineral Avenue Street closure for Red, White and Brews:

Sherri & Jon Roberts, owners of Red, White, and Brews, requested a street closure on April 5th for a 406 Block Party, 8am-9pm on Mineral Avenue from 2nd St. to 6th St. It was explained that every business along Mineral has been invited and most are participating, porta potties have been ordered for the event, and they will have event insurance. All businesses not on Mineral Ave. are encouraged to participate also, even if it is a booth or something similar.

Mayor Williams reminded them of requirements for street closure; they must have insurance, which was mentioned, they are responsible for all trash, and the barricades will be dropped off, but they are responsible for placing them and putting them back on the trailer.

Councilor Zimmerman **MADE A MOTION** to approve the street closure and for April 5 from 2nd Street to 6th Street, 8am to 9pm, Councilor Berke **SECONDED**.

Councilor Smith **ABSTAINED**.

Councilors Berke, Burger, Taylor, and Zimmerman voted **FOR**.

MOTION PASSED.

Approve Igniter's Car Club request for annual Street Closure & Noise Variance Request, August 15 and 16:

Gary Rantala, President of the Igniters Car Club, requested a street closure with noise variance for August 15th from 6pm to 9pm and August 16th from 6am to 3pm. They will take care of the garbage, have their own barricades, and have event insurance.

Councilor Zimmerman **MADE A MOTION** to approve the Street Closure & Noise Variance on August 15 and 16th for the Igniter's Car Club, Councilor Burger **SECONDED**.

Councilors Berke, Burger, Smith, Taylor, and Zimmerman voted **FOR**.

MOTION PASSED.

Libby Volunteer Fire Department, 2025 Volunteers Convention (update) – Steve Lauer:

Steve Lauer, Libby Volunteer Fire Chief, provided an update on the 2025 Volunteer Fireman's Convention, scheduled June 12th – 14th. The convention will include golf, training sessions, a barbecue, and a banquet, with a hopeful attendance of 100 people. Most of the activities will take place at the Memorial Center area. They have received approval to also use the parking area next door to the Memorial Center, 12 vendors and 15 instructors have been scheduled so far. Mr. Lauer would like to get together with Justin as he plans street sweeping and would like to help with that for the different areas of events. Chief Lauer asked Mayor Williams to join them Friday morning to welcome the attendees and thank them for joining us. Mayor Williams expressed her appreciation and said she would love to join them.

LoggerTown Baseball Club request to help fund Remp's Fields improvement project (discussion):

Kelly Morford, Logger Town Baseball Club, explained their club and in coordination with Libby Youth Baseball are making improvements at Remp Fields for the upcoming baseball tournament being held June 14th and 15th. There are 16 teams who signed up, and they are hoping to make this an annual event. Mr. Morford provided a list of planned improvements, the cost, and a list of businesses with the amount they will be donating. Total cost of improvements will be \$13,964,

To date, \$5,500 in funding has been secured, \$3,014 in pending grant is approval, leaving a funding gap of \$4,450. Mr. Morford requested the council to consider funding \$1 to \$4,450 to help spruce up the fields.

Councilor Zimmerman expressed his delight at the pending grant funds to cover the cost of the fence safety cap and agreed it was a great project they were putting together.

Councilor Smith supported the request and believed it aligns nicely with the Community Development Fund, it is a match, not a total amount, and the match is not less than 50%.

Mayor Williams stated the request would be added to the April 7th agenda for approval. Mr. Morford said he should know about the safety cap grant by April 7th and be able to dial in the amount that will be needed.

Justin Williams commented in support of the request, emphasizing the positive impact of the baseball program and the upcoming tournament.

Approve committee procedure update to Council Policy and Procedures:

Councilor Smith **MADE A MOTION** to approve the Committee Procedure to Update Council Policies and Procedures, Councilor Zimmerman **SECONDED**.

John Bebee expressed his gratitude to Council for addressing the issue and expressed the importance of committee rules. Mr. Bebee inquired whether committees must follow City Council rules, policy seems to be unclear for committees.

DC Orr urged the council to further review the document to ensure compliance with Montana law, particularly regarding meeting conduct and minute-taking.

Councilors Berke, Burger, Smith, Taylor, and Zimmerman voted **FOR**.

MOTION PASSED.

Approve Ordinance 2053, Distracted Driving (second reading):

Mayor Williams read Ordinance 2035 preamble.

Councilor Smith **MADE A MOTION** to adopt Ordinance #2053, of the city of Libby, Montana, Ordinance adding a new chapter to title 10 – vehicles and traffic entitled “Distracted Driving” and adding definitions to 10.04.020, Councilor Berke **SECONDED**.

Councilor Smith acknowledged Council had discussed the potential for the State Legislature passing a similar bill and recognized it should not hold up the City’s own Ordinance, if it needs to be rescinded, they can rescind it and mentioned this copy has the corrections that were adopted at the first reading.

Councilor Burger inquired about the phrase referring to government, fire agencies, and emergency responders, but does not specify on duty. Mayor Williams stated she believes the

Chief has addressed that in the past. Councilor Burke was curious if it was specified in the Montana Code, if it's only for when in duty.

DC Orr strongly disagreed with the ordinance process, alleging there was a violation of oath of office, official misconduct, and tampering with public records and doesn't believe it should move forward.

John Bebee expressed thanks for striking a specific item from the ordinance and acknowledged the potential for a state law to supersede the local ordinance.

Councilors Berke, Smith, and Zimmerman voted **FOR**. Councilors Burger and Taylor voted **AGAINST**.

MOTION PASSED.

Approve all claims received to date:

Councilor Zimmerman **MADE A MOTION** to approve all claims received to date, Councilor Berke **SECONDED**.

Councilors Berke, Burger, Smith, Taylor, and Zimmerman voted **FOR**.

MOTION PASSED.

Approve all business license applications received to date:

311 Mineral LLC dba Copy This Send That, Custom Wood Working, Helen Tequila's dba Po Sam's, Helping Hands Montana LLC, and Katscan.

Councilor Zimmerman **MADE A MOTION** to approve all business license applications received to date, Councilor Smith **SECONDED**.

Councilors Berke, Burger, Smith, Taylor, and Zimmerman voted **FOR**.

MOTION PASSED.

Unfinished Business:

Discussion to amend Libby Development Fund Policy and application process:

Council discussion on the Community Development Fund draft application and guidelines.

Councilor Burger suggested remove unneeded details in the application like payroll, income, property taxes. Councilors Berke and Burger agreed the application would not be just for businesses, it could be groups or organizations.

Councilor Burger expressed a preference for partnerships rather than grants, like the baseball situation.

Councilor Smith emphasized the need to finalize the policy before refining the application.

Amendments were discussed, including removing references to a specific fund amount, striking the line "No new loans to area business will be granted," and replacing the term "infrastructure" with potentially "enhance City's appearance and functionality" or similar language.

Mr. Sykes provided information on past expenditures from the fund tracking, about \$8 million in projects since the fund began. Councilor Smith suggested only going back within the last 10 years to get an idea of the project within that time frame.

Councilor Berke believes the request for the baseball fields is a perfect example of how to spend the funds. By having reoccurring tournaments with multiple sports, it would help the whole town, hotels, restaurants, gas stations, etc. and benefit the community.

The potential use of the fund for a grant writer was also mentioned.

General Comments from Council:

Councilor Taylor commented the Study Commission had met last Wednesday and appointed Mr. Backen the spokesman and would like to request a spot on the Council Committee reports, requesting that item be added to the agenda for Council to vote on.

Mayor Williams announced on Tuesday, June 17th Libby will be hosting the Municipal Summit put on by the Montana League of Cities and Towns, MMIA, and Local Government Center and explained the Summit is a training opportunity.

Mayor Williams explained the recent retreat attended in Hamilton for the Tree Boards and the need to look at updating our ordinances regarding tree boards, explaining what a tree board does. And reminded everyone Arbor Day is April 25th.

ADJOURNMENT:

Councilor Zimmerman **MADE A MOTION** to adjourn, Councilor Smith **SECONDED**.

Councilors Berke, Burger, Smith, Taylor, and Zimmerman voted **FOR**.

MOTION PASSED.

Mayor Williams adjourned the meeting at 8:52pm.

Mayor Peggy Williams

Attest: _____
Clerk/Treasurer Leann Monigold



City of Libby
Libby Montana
www.cityoflibby.com

PO Box 1428
952 E. Spruce Street
Libby MT, 59923
(406) 293-2731
Fax (406) 293-4090

AMENDED
NOTICE OF PUBLIC HEARING
CITY COUNCIL

APRIL 7, 2025 @ DURING THE 7:00PM COUNCIL MEETING
COUNCIL CHAMBERS – CITY HALL

CALL TO ORDER:

- Welcome

NEW BUSINESS: Each new agenda item will be introduced by the Mayor (or assigned liaison) with a description of the item and explanation for the recommended action. Following council discussion on each item will be an opportunity for public comment prior to any action taken. **Public comment is limited to 3 minutes concerning the agenda item being discussed only.**

INTRODUCTION: The Libby City Council will receive comments and discuss the approval or disapproval of a barrel threading business operating at 1404 Louisiana Ave. A Conditional Use Permit is requested by the property owner.

INTRODUCTION
COUNCIL COMMENT
PUBLIC COMMENT
DECISION
ADJOURNMENT

Notes:

The manner of Addressing Council:

- Each person shall address the Council at the time designated in the agenda or as directed by the Mayor, by stepping to the podium or microphone, giving that person's name and address in an audible tone of voice for the record, unless further time is granted by the Council, **shall limit the address to the Council to three minutes.**
- All remarks shall be addressed to the Council as a body and not to any member of the Council or Staff with no personal remarks allowed.
- No person, other than the Council and the person having the floor, shall be permitted to enter any discussion either directly or through a member of the Council, without the permission of the Presiding Officer.
- Any person making personal, impertinent, or slanderous remarks or who shall become boisterous or disruptive during the council meeting shall be forthwith barred from further presentation to the council by the presiding officer unless permission to continue be granted by a majority vote of the council.

ATTENTION:

To access this meeting electronically with ZOOM,
Dial: 253-215-8782
Meeting ID: 4042719951
Password: 151041
Publish on 18 and 28 March, 2025
Posted: 04/03/25

Western
News
3/18/2025

PUBLIC NOTICE

You have the right to know what's going on in your community. Read notices below and online at thewesternnews.com

Eric A. Anderson
WILSON LAW FIRM
7174 Main Street
P.O. Box 3009
Bonners Ferry, ID 83805
Phone: (208) 267-1777
eric.anderson@bonnersferryid.com

IN THE MONTANA
NINETEENTH JUDICIAL
DISTRICT COURT,
LINCOLN COUNTY

In the Matter of the Estate of

ALLEN L. COOPER,
Deceased.

Cause No. DP-25-16

NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN that JERIMIAH COOPER has been appointed Personal Representative of the estate of the above-named decedent. All persons having claims against the decedent, or the estate are required to present their claims within four (4) months after the date of the first publication of the Notice to Creditors, or within thirty (30) days after the undersigned mailed or delivered a copy of this Notice to such person, whichever is later, or said claims will be forever barred. Claims must be presented to Eric A. Anderson, Attorney at Law, P.O. Box 3009, Bonners Ferry, Idaho 83805, and filed with the Clerk of Court.

DATED this 27th day of February 2025.

/s/ Eric A. Anderson
ERIC A. ANDERSON
Attorney for Personal Representative

PUBLISHED IN The Western
News March 6, 13 & 11, 2025.
MNAXLP

Public Notice

The Libby City Council will be holding a Public Hearing on Monday, April 7th, 2025, in the Council Chambers of City Hall during the 7:00 pm council meeting to consider allowing a barrel threading business at 1404 Louisiana Ave. The Council will hear comments from any concerned parties.

For further information on the actions to be taken or to submit comments, contact the City Administrator at 293-2731 x4102, city.admin@cityoflibby.com, or stop by City Hall at 952 E. Spruce St.

PUBLISHED IN The Western
News March 18 & 28, 2025.
MNAXLP

PUBLIC NOTICE

Notice of availability and public comment period on the Analysis of Brownfields Cleanup Alternatives (ABCA) document for The Historic Hotel Libby in Libby, Montana. The Montana Department of Environmental Quality (DEQ) is seeking public comment on a document analyzing several options for cleanup in the Historic Hotel Libby located at 302 California Avenue in Libby, Montana. The ABCA was prepared to address abatement of hazardous materials in The Historic Hotel Libby. Specific goals of the ABCA include cleaning up the property to allow for future redevelopment and renovation of the hotel exterior. Preparation of the ABCA involved collaboration between the Friends of Historic Hotel Libby, the Montana DEQ Brownfields Program, and the U.S. Environmental Protection Agency (EPA) Brownfields Program. Cleanup alternatives identified in the ABCA include taking no abatement action, partial asbestos and lead-based paint

abatement and full universal waste abatement, full abatement of asbestos, lead and universal wastes, and full abatement of asbestos and universal wastes, and partial lead abatement with some encapsulation of lead-based paint. DEQ is accepting public comments on the ABCA through March 31, 2025.

For more information or to review the ABCA and associated documents, visit DEQ's website at: <https://www.deq.mt.gov/News/publiccomment-folder/Brownfields-HotelLibby-03-31-2025>

Comments may be submitted electronically or by mail to: Colleen Owen
Brownfields Program
Department of Environmental Quality
655 Timber Wolf Parkway
Kalispell, MT 59901
(406) 755-8954 or Cowen@mt.gov

WMRD 484474

PUBLISHED IN The Western
News March 18, 2025.
MNAXLP

NOTICE OF TRUSTEE'S SALE

To be sold for cash at Trustee's Sale on the 2nd day of June, 2025, at 1:30 o'clock p.m., at the north entrance of the Lincoln County Courthouse, 512 California Avenue, Libby, Montana, is the following property:

Lots 22 and 23, Block 2 Mahoney's Suburban Addition, according to the plat thereof on file in the office of the Clerk and Recorder, Lincoln County, Montana.

Donald Soderquist and Michelle Soderquist, as joint tenants, as Grantors, conveyed the above-described property to Flying S Title & Escrow, as Trustee, to secure an obligation owed

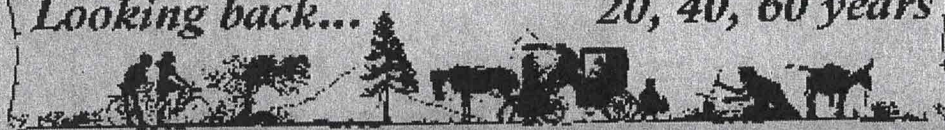
to Mortgage Electronic Registration Systems, Inc., (MERS), as Nominee for CrossCountry Mortgage, LLC, as Beneficiary, by Trust Indenture, dated June 28, 2023, and recorded June 29, 2023, under Document No. 306427, records of the Clerk and Recorder of Lincoln County, Montana. The beneficial interest in the Trust Indenture is currently held by Montana Board of Housing as a result of the most recent Assignment, recorded November 14, 2024, under Instrument No. 313079, records of the Clerk and Recorder of Lincoln County, Montana. The Trustee in the Trust Indenture was replaced by a Successor Trustee, namely, Jeff A. Turner, the undersigned.

The default in the obligation, the performance of which is secured by the aforementioned Trust Indenture, and for which default this foreclosure is made, is the failure by the Grantors, or other person owing an obligation, or by their successors-in-interest, to pay the monthly installments of \$1,951.98, due thereunder on the 1st day of the months of December 1, 2023, through April 1, 2024, and to pay the monthly installments of \$1,932.80, due thereunder on the 1st day of the months of May 1, 2024, through January 1, 2025, which is applied to principal and interest and to an escrow account if established for other obligations under the Trust Indenture, late charges which are 4.00% of all principal and interest more than 15 days in arrears, and late charges and escrow shortages currently \$1,138.70, attorney's fees and foreclosure costs, currently \$2,027.00, advances for property protection and partial funds, currently none, for a current total default of \$30,320.80; together with accruing late charges, advances, and expenses of foreclosure, including attorney's fees and costs.

There is presently owed on the

Looking back...

20, 40, 60 years



Libby's Edv



City of Libby Libby Montana

www.cityoflibby.com

PO Box 1428
952 E. Spruce Street
Libby MT, 59923
(406) 293-2731
Fax (406) 293-4090

Application for Conditional Use

Applicant:

Name: TERRY L. BEST

Address: 1404 LOUISIANA AVE., LIBBY MT 59923

Property Owner:

Name: SAME AS ABOVE

Address: _____

Legal Description: (lot#, block# subdivision)

SOUTH LIBBY, S10, T30N, R31W, BLOCK 013, LOT 001

Corner lot? ☒ Yes ☐ No

Zoning District: RESIDENCE B

Conditional Use Permit related to:

Setback _____ Building/Fence Height _____ Lot Coverage Percentage _____ Business ☒ Other _____

Summarize Conditional Use request:

I would like to do barrel threading for a local gun shop. This would enable his customers to install muzzle devices, brakes and suppressors. This would be at a hobby level inside my existing garage. Only expecting one or two requests per week.

Provide any additional information you would like the Council to consider:

No noise would be outside the building. No signs will be installed. I will be providing a service not available in this area. This would benefit local businesses, and improve hearing safety for sportmen here.

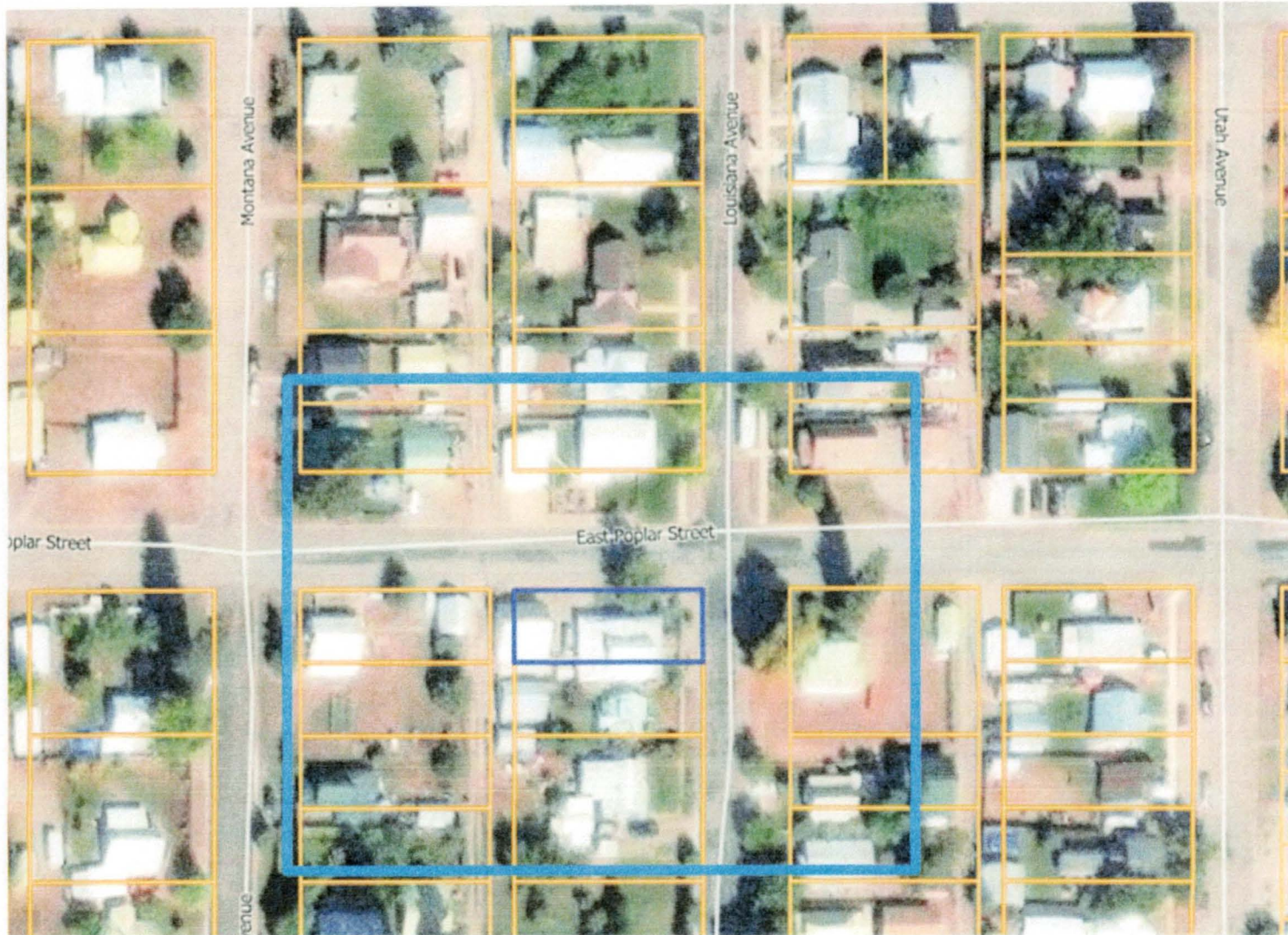
Applicant signature: Terry L. Best

Date submitted: March 11, 2025

Council action: Approved _____ Disapproved _____ Date action taken: _____

Council notes:

1404 Louisiana Ave.



Chapter 17.10 - CONDITIONAL USE PERMITS

17.10.010 - Intent.

The conditional use approval procedure of this section is intended to provide a transparent, public review process for land uses that, because of their widely varying design and operational characteristics, require case-by-case review in order to determine whether they will be compatible with surrounding uses and development patterns.

(Ord. No. 1820, 9-17-2012)

17.10.020 - Applicability.

The conditional use procedure of this section applies only when expressly authorized or required under this zoning ordinance.

(Ord. No. 1820, 9-17-2012)

17.10.030 - Authority to file.

Applications for conditional use approval may be initiated only by the owner of the subject property or by the owner's authorized agent.

(Ord. No. 1820, 9-17-2012)

17.10.040 - Application filing.

Complete applications for conditional use approval must be filed with zoning officer and include the following information:

- A. Legal description of the subject property;
- B. Ownership and mailing address of all owners of the subject property; and
- C. All submittal materials required by the zoning officer for the conditional use review, which may include elevation drawings or photographs of existing and proposed buildings, site plans including landscaping, and other materials that will help the city council conduct a competent review and support their decision and required findings of fact.

(Ord. No. 1820, 9-17-2012)

17.10.050 - Notice of hearing.

- A. Newspaper Notice. At least two separate notices of required public hearings on conditional uses must be published in the newspaper. The first notice must be published at least fifteen (15) days before the date of the public hearing.
- B. Mailed Notice. Notice of required public hearings on conditional uses must be mailed to the subject property owner and all owners of property within one hundred fifty (150) feet of the subject parcel at least fifteen (15) days before the scheduled hearing. Notification must also be mailed to neighborhood council representative for the subject neighborhood at least fifteen (15) days before the scheduled hearing.
- C. Posted Notice. Notice of required public hearings on conditional uses must be posted at least fifteen (15) days before the public hearing.

(Ord. No. 1820, 9-17-2012)

17.10.060 - Review and report—Zoning officer.

The zoning officer must prepare a report and recommendation that evaluates the proposed conditional uses in light of the review criteria below.

(Ord. No. 1820, 9-17-2012)

17.10.070 - Hearing and final action—City council.

- A. The city council must hold at least one public hearing on a proposed conditional use.
- B. Following the close of the hearing, at the same or subsequent meeting, the city council must take action to approve, approve with modifications or conditions or deny the conditional use based on the review criteria below. The city council's decision must be supported by written findings of fact.
- C. The city council may act by a simple majority vote of those city council members present and voting.

(Ord. No. 1820, 9-17-2012)

17.10.080 - Review criteria.

- A. Conditional use applications may be approved by the city council only when they determine that the review criteria listed below, as applicable, have been satisfied. All of the applicable review criteria must be addressed in the city council's findings of fact in support of their decision.

NOTE: Not all review criteria will apply in every case. Only the applicable review criteria need to be met.

- B. Uses that require conditional use approval may be approved by the city council when they

determine that the proposed use:

1. Complies with all applicable standards of this zoning ordinance;
2. Is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community;
3. Is compatible with the character of the surrounding area in terms of site planning, building scale and project design;
4. Has operating characteristics that are compatible with the surrounding area in terms hours of operation, outdoor lighting, noise, and traffic generation; and
5. Will not have a significant adverse impact on traffic safety or comfort, including all modes of transport (non-motorized and motorized).

(Ord. No. 1820, 9-17-2012)

17.10.090 - Factors to be considered.

In determining whether all applicable review criteria have been satisfied, the city council may specifically consider the following factors:

- A. That new buildings and structures are located to create a positive relationship with their environment, both urban and natural;
- B. That the site design properly addresses building orientation, open space, light, sun exposure, views and protection of natural features;
- C. That buildings, structures and uses are compatible with adjacent properties and uses in terms of physical design elements such as volume and mass management, building materials, color, open space design, screening, any applicable use-specific standards and any other design elements considered important by the city council;
- D. That the overall project will be functional, attractive and safe in terms of pedestrian, bicycle and vehicular access, parking, loading, and servicing; and
- E. Agency and public testimony.

(Ord. No. 1820, 9-17-2012)

17.10.100 - Lapse of approval.

- A. An approved conditional use will lapse and have no further effect two years after it is approved by the city council, unless:
 1. Building permit has been issued (if required);
 2. Zoning compliance permit has been issued; and
 3. Final certificate of zoning compliance has been issued.

- B. The city council may extend the expiration period by up to one year. Requests for extensions must be submitted to the zoning officer before the conditional use approval expires and must be processed in accordance with the procedures for approval of a conditional use, including applicable fees, notices and hearings.
- C. A conditional use also lapses upon revocation of a building permit for violations of conditions of approval or upon expiration of a building permit.

(Ord. No. 1820, 9-17-2012)

17.10.200 - Transferability.

The status of a conditional use approval is not affected by changes of tenancy, ownership, or management.

(Ord. No. 1820, 9-17-2012)

17.10.300 - Amendments.

A request for changes in conditions of approval of a conditional use must be processed as a new conditional use application, including the requirements for fees, notices and hearings.

(Ord. No. 1820, 9-17-2012)

Public Notice

The Libby City Council will be holding a Public Hearing on Monday, April 7th, 2025, in the Council Chambers of City Hall during the 7:00 pm council meeting to consider allowing a barrel threading business at 1404 Louisiana Ave. The Council will hear comments from any concerned parties.

For further information on the actions to be taken or to submit comments, contact the City Administrator at 293-2731 x4102, city.admin@cityoflibby.com, or stop by City Hall at 952 E. Spruce St.

Publish on 19 and 28 March, 2025.



City of Libby Libby Montana

www.cityoflibby.com

PO Box 1428
952 E. Spruce Street
Libby MT, 59923
(406) 293-2731
Fax (406) 293-4090

To: Libby City Council

10 Mar 2025

From: Samuel Sikes, City Administrator

Subject: 1404 LOUISIANA CONDITIONAL USE PERMIT RECOMMENDATION

In accordance with City Code 17.10.060, the following recommendation is respectfully submitted to the Libby City Council concerning the request for a Conditional Use Permit at 1404 Louisiana Ave.

I have reviewed the request for a Conditional Use Permit at 1404 Louisiana Ave. under code 17.10.080 and made the following conclusions.

1. The property is within the Residence B zoning district and the existing buildings meet zoning standards that are properly designed and orientated for the location. The business will operate from an existing garage so no additional buildings will be constructed for operation of this business.
2. The permit would promote, and is in, the interest of public convenience as currently anyone desiring to have a gun barrel threaded for attachments must take or mail the barrel to an out-of-town business and wait for its return.
3. Operations would be completed in an existing building that is compatible with the surrounding area.
4. The business will only operate when orders are received and will not generate additional lighting. Any additional noise from the small lathe will not be inconsistent with standard garage tools such as a table saw or compressor. Any additional traffic would be minimum at best with someone dropping off or picking up a barrel.
5. The business will not have a significant adverse impact on traffic safety or comfort due to the lack of normal operating hours and specialized operations.

I recommend approving the Conditional Use Permit with the stipulation that any business signage must be approved by the Zoning commission and that the permit be revoked if the business grow larger than the existing garage or becomes a nuisance.

Samuel Sikes
City Administrator

City of Libby

From: Tabitha Viergutz <tabitha@lorfoundation.org>
Sent: Tuesday, April 1, 2025 5:07 PM
To: Leann Monigold
Subject: LOR on April 7th

Good afternoon Leann,

Thanks for letting me barge in on you this afternoon. Just the email you requested to put LOR on the agenda for a noise variance for our Anniversary Event at Riverfront Park on June 21. Thanks

Tabitha Viergutz
Libby Community Officer | LOR Foundation
Direct: (406) 250-5218
tabitha@lorfoundation.org | @LORFoundation

This email from the LOR Foundation (and any attachments) is confidential and is meant only for the individual(s) or entity to whom it is addressed. If you are not the designated recipient of this message, you are not authorized to read, print, retain, copy or disseminate this message or any part of it. If you have received this message in error, please destroy and/or delete all copies of it and notify the sender of the error by return email. This communication does not alter or amend any grant agreement or use of funds statement in effect between the recipient and the LOR Foundation.

BALLFIELD COMPLEX LEASE AGREEMENT

BY THIS INDENTURE, made this 2nd day of April, 2025, the **City of Libby, Montana**, a municipal corporation, hereinafter referred to as **Lessor**, does lease unto the **Libby Youth Baseball and Softball Association in a cooperative agreement**, hereinafter called the **Lessee**, subject to the reservations hereinafter made, that certain land belonging to the City of Libby, Lincoln County, Montana, and used as recreation facilities primarily designed for the use as baseball/softball fields located near the Libby Cemetery. This lease does not include the baseball field located at the corner of Highway 37 and Second Street.

TO HAVE AND HOLD the same unto the said Lessee for primarily for the purpose of playing and practicing the game of baseball/softball for the term beginning April 1, 2025, and ending December 31, 2025, at a yearly rental of one dollar (\$1.00). The parties agree to renew the lease thereafter on mutually agreeable terms, unless the lease is otherwise terminated by the Lessor.

NOW THEREFORE in consideration of the premises and mutual covenants and agreements herein contained, it is agreed as follows:

- I. The Lessee shall use and permit the use of the leased premises primarily as baseball/softball fields and to keep the premises in a clean, safe, and proper condition for such use of all times.
2. The Lessor shall require all authorized users of the premises, as applicable, to provide evidence of a two-million-dollar (\$2,000,000.00) liability insurance policy.
3. The Lessee will be responsible for and will indemnify, save harmless, and defend the Lessor against and from any and all claims and suits for, and any and all liability, loss, or expense arising from, incidental to, or in connection with damage to or loss of property of the Lessor, the Lessee or of agents, servants, licensees, contractors, invitees, or employees of either, or of any other person, and against and from any and all claims and suits for, and any and all liability, loss, or expense arising from, incidental to, or in connection with injury to or death of persons including agents, servants, contractors, licensees, invitees, or employees of the Lessor or of the Lessee, or any other person which the damage, loss, injury, or death shall arise in any manner, directly or indirectly out of, incidental to, or in connection with this lease, the demised premises, or the use or occupation.

The Lessee specifically agrees to relieve the Lessor of any and all liability for damage to contest of the demised premises owned by or in custody of the Lessee or improvements therein owned by or in the custody of the Lessee, whether damaged by fire and extended coverage perils.

4. The Lessee shall permit Lessor, its successors and assigns, and all persons from time to time designated by it, always to have free and unobstructed access to such portions of the leased premises as shall be necessary or convenient for the proper conduct of their operations on the leased premises.

5. The Lessee shall be responsible for and shall provide all proper upkeep, maintenance and repair of the premises, buildings located thereon, and all other improvements. The Lessee shall also pay promptly when due, all costs of all utilities utilized and located on the leased premises.
 6. The Lessee shall not assign this lease or underlet the whole or any portion of the leased premises without first getting written consent from the Lessor in each instance obtained and that upon any such assignment or underletting, whether voluntary, by operation of law, or by bankruptcy, this lease shall, at the written option of the Lessor exercised within sixty (60) days after notice of the facts, cease and determine forthwith.
 7. Lessee shall not make or allow to be made any alterations or physical additions in or to the leased premises without first obtaining the written consent of Lessor, which consent shall not be unreasonably withheld. Any alterations, physical additions or improvements to the leased premises made by Lessee shall at once become the property of Lessor and shall be surrendered to Lessor upon the termination of this Lease. Lessor, at its option, may require Lessee to remove any physical additions and/or repair any alterations in order to restore the leased premises to the condition existing at the time Lessee took possession, reasonable wear and tear excepted, all costs of removal and/or alterations to be borne by Lessee. This clause shall not apply to moveable equipment of furniture owned by Lessee, which may be removed by Lessee at the end of the term of this Lease if Lessee is not then in default and if such equipment and furniture are not then subject to any other rights, liens and interests of Lessor. Lessee has previously received compensation for any buildings and improvements it has constructed on the premises.
 8. If the Lessee comes to an impasse in the scheduling or other operation of the leased premises and is unable to resolve the impasse, the lease shall automatically be cancelled upon notification to the Lessor of the impasse.
- II. At least once annually the Lessee's Board, or designated representatives thereof, shall meet with a designated representative of the Lessor to review and coordinate construction and maintenance of the fields to the terms of this contract.

IN WITNESS WHEREOF, the parties hereto have cause these presents to be executed by their proper officers, thereunto duly authorized, the day and year first above written.

LESSOR:

City of Libby

Peggy Williams, Mayor

ATTEST

Leann Monigold
Clerk/Treasurer

LESSEE:

Libby Youth Baseball and Softball Association

Walter Synder

Libby Youth Baseball and Softball Association

Michele Foss

STATE OF MONTANA)
 :s
County of Lincoln)

On this _____ day _____, 2025 before me, a Notary Public for the State of Montana, personally appeared Peggy Williams and Leann Monigold, known to me to be respectively, the Mayor and City Clerk of the City that executed the within instrument and acknowledged to me that such City executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal and the day and year first above written.

Notary Public for the State of Montana
Residing at Libby, Montana
My Commission Expires _____

STATE OF MONTANA)
 :s
County of Lincoln)

On this _____ day _____, 2025 before me, a Notary Public for the State of Montana, personally appeared Walter Synder, Libby Youth Baseball/Softball Association, known to me to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal and the day and year first above written.

Notary Public for the State of Montana
Residing at Libby, Montana
My Commission Expires _____

STATE OF MONTANA)
 :s
County of Lincoln)

On this _____ day _____, 2025 before me, a Notary Public for the State of Montana, personally appeared Peggy Williams and Leann Monigold, known to me to be respectively, the Mayor and City Clerk of the City that executed the within instrument and acknowledged to me that such City executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal and the day and year first above written.

Notary Public for the State of Montana
Residing at Libby, Montana
My Commission Expires _____

STATE OF MONTANA)
 :s
County of Lincoln)

On this _____ day _____, 2025 before me, a Notary Public for the State of Montana, personally appeared Michele Foss, Libby Youth Baseball/Softball Association, known to me to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal and the day and year first above written.

Notary Public for the State of Montana
Residing at Libby, Montana
My Commission Expires _____

City of Libby

From: Kelly Morford
Sent: Wednesday, March 12, 2025 9:17 AM
To: City of Libby
Subject: Re: City Agenda Item

If possible, I would like to be added to the March 17th agenda please.

This is a joint effort between LYBSA and Loggertown Baseball Club to freshen up and maintain the Remp Fields for both local athletes and visiting teams. Our list of maintenance needs includes larger-scale projects as well as smaller enhancements that can be achieved in the short term. The following list focuses on the projects that will immediately improve aesthetics, safety, and playability, with much of the work being accomplished through in-kind donations and volunteer labor.

Why This Matters

Loggertown Baseball Club is hosting a tournament on June 14-15, with 16 out-of-town teams already committed. These teams are traveling from Flathead Valley, Missoula, Bozeman, Great Falls, and Calgary, Canada. This tournament will bring a huge economic impact to our community, supporting local hotels, restaurants, and businesses. Our goal is to make a lasting impression so these teams return year after year.

One of the things we love about Libby is that it's "in the middle of nowhere." While that's true, it also makes us a perfect rendezvous location for youth sports teams from Canada, Idaho, Washington, and Montana. We want to capitalize on this and build a reputation as a premier destination for baseball and softball tournaments.

We understand that funding requests for youth sports are frequent, but we have prioritized our budget for projects that are both impactful and attainable. These upgrades will enhance community pride while also directly contributing to local businesses through increased tourism dollars.

Funding Overview

The total cost for these improvements is \$13,964. To date, we have secured \$5,500 in confirmed funding and \$3,014 in pending grant approval, leaving a funding gap of \$4,450.

Funding Source	Amount	Status
Loggertown Baseball Club	\$1,000	Confirmed
LYBSA	\$500	Confirmed
Hecla Mining	\$1,000	Confirmed
OrthoRehab	\$1,000	Confirmed
Pinnacle Home Inspections	\$500	Confirmed
Spencer Logging (in-kind)	\$1,000	Confirmed
Rocky Mountain Talent	\$500	Confirmed

Funding Source	Amount	Status
Round Up For Safety Grant	\$3,014	Pending Approval
TOTAL SECURED	\$5,500	Confirmed
TOTAL PENDING	\$3,014	Pending
REMAINING NEED	\$4,450	Requested from the City

Planned Field Improvements

- Green Screen (\$1,250) – Improves safety and aesthetics by reducing distractions and enhancing player focus.
- Fence Safety Cap (\$3,014) – Protective capping for the outfield fence to improve safety and prevent injuries. (Pending Round Up For Safety grant approval)
- Infield Mix (\$2,500) – Locally sourced from TCI, this mix will be used to re-level playing surfaces, enhancing safety, aesthetics, and playability. It will serve as the base before applying Turface top dressing.
- Turface Infield Conditioner (\$3,200) – Enhances aesthetics, improves playability, and significantly aids in drainage for better field conditions.
- T-Ball Net (\$1,000) – Currently, there is no net in place. This will improve safety and separation of playing areas.
- Artificial Mounds (\$3,000 for 2 mounds) – Increases field usability and flexibility, allowing both softball and baseball teams to utilize the same space. These are critical for tournament hosting, and the field flexibility opens the possibility of adding a softball tournament in the future.
- Batting Cage Nets (\$1,000 for 2 nets) – Replaces existing net and adds a second cage, which is necessary for tournament hosting and improved training opportunities.
- Batting Cage Poles & Gravel (\$1,400) – Includes four new poles for the batting cage and crushed gravel for a stable surface. Labor will be provided through volunteer and in-kind contributions.
- Batting Cage Turf (\$500) – Covers the gravel surface to provide a solid and safe hitting area. This turf has been donated.
- Seed/Fertilizer (\$2,000) – We've made significant improvements to the outfield grass over the past year. A big thanks to Justin and the city crew for keeping the sprinklers running so we don't have to start over each season. Last year, LYBSA purchased the seed and fertilizer, and we are looking to continue that effort to get the grass to more of a maintenance-only level.
- Machinery (\$1,000) – In-kind donation from Spencer Logging, which will provide equipment to level playing surfaces, spread dirt, and set up the new batting cage.

City's Role & Request

We are requesting \$1-\$4,450 from the City of Libby to help close the funding gap and bring this project to completion. This funding will help improve Remp Fields, benefiting both local athletes and visiting teams.

Please let me know if the council needs any additional details before the meeting. We truly appreciate the city's support and look forward to discussing this further.

Thanks,
Kelly

City of Libby

From: Gail Burger <northerngail@montanasky.tv>
Sent: Thursday, March 13, 2025 8:15 PM
To: clerk.treasurer@cityoflibby.com
Subject: Libby Area Business Association

Leann,

Libby Area Business Association is asking for two road closures for Summer Solstice family event June 22, 10-330pm road closure (Stytches to 3rd). With vendors.
and Halloween 10/31 same as last year 4-6, Timberline to Brewery (2nd).

Thank you,

Gail Burger
President
Libby Area Business Association
293-5311



Virus-free. www.avast.com

City of Libby

From: Laveway, Toya <Toya.Laveway@mt.gov>
Sent: Thursday, March 13, 2025 8:45 AM
To: clerk.treasurer@cityoflibby.com
Subject: Workforce Expo 2025 & Road Closure Request
Attachments: EXPO Snapshot City of Libby.pdf

Hi, Leann-

Thank you so much for taking the time to meet with me Tuesday and explain the street closure process. We will be requesting the Memorial Center side of Lincoln Blvd. for closure from 7 am to 4 pm on Wednesday, April 23 for the Workforce Expo 2025.

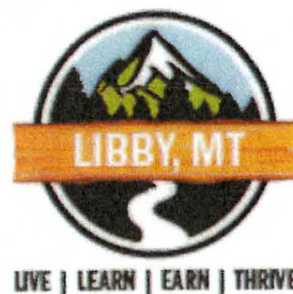
I have also attached the information for the Expo as well as the snapshot we created last year. I would just need the updated student opportunities and openings for this year. To register, just click [this link](#). It's pretty quick just a few questions and letting us know if you want inside or outside this year.

Have a wonderful Thursday,

Toya Laveway
Job Developer

BUSINESS RELATIONSHIPS, SUPPORT & WORKFORCE DEVELOPMENT

Montana Department of Labor & Industry
Workforce Services Division | Job Developer Team
417 Mineral Avenue, Suite 4, Libby, Montana 59923
PHONE 406.513.9896 | FAX 406.293.5134



WORKFORCE EXPO 2025

MARK YOUR
CALENDAR!

WEDNESDAY
4/23

You're invited to attend the Workforce Expo 2025 to engage in hands-on career exploration activities and discuss training paths for employment. Participating industries from throughout NW Montana include manufacturing, healthcare, construction, autobody and more!

Experts in their respective fields will not only be present to share valuable insights but will actively demonstrate key aspects of their professions. Attendees will also have the chance to immerse yourselves in interactive activities curated specifically to showcase the dynamic nature of each of the industries present.

SEE LAST YEAR'S EXPO HERE:



EMPLOYERS:

Register in link on pinned post after scanning above code or at <https://forms.office.com/g/646yXNi5Fc>

EVENT TIME

8 A.M. - 2:30 P.M.

LOCATION

LIBBY MEMORIAL EVENTS CENTER
111 E LINCOLN BLVD, LIBBY



For more information, contact Job Service Libby at 406.293.6282 or LibbyJSC@mt.gov

The Libby Parks district requests your consideration of the below as an agenda item at the City of Libby Council Meeting April 7th:

What: The County's Libby Parks District is organizing the "Circle Swede Gravel Ride". The ride will consist of two options for riders, a 35-mile loop and a 62 mile loop. The ride is intended to be a fun event, increase the visibility of outdoor recreation opportunities in Libby, help fund current and future needs of the Libby Parks District, and help support a local charity.

When: 13 September 2025

Why: The selected route will begin and end at the J. Neils Park and includes city property at one location, the old haul bridge.

Approval Request: the organizing group is seeking the city council's permission to use the bridge as part of the selected route, and if approved gain information on the conditions for such approved use: permits, fees, insurance requirements, POC etc.

Thank you,
Erin Taylor



City of Libby
Libby Montana
www.cityoflibby.com

PO Box 1428
952 E. Spruce Street
Libby MT, 59923
(406) 293-2731
Fax (406) 293-4090

MEMO

DATE: March 6th, 2025
TO: Council Members and Mayor
FROM: Brian Zimmerman, Chair of Lights, Streets and Sidewalks
RE: Recommendation for the request of City Property abandonment on City Service Road.

The Street's Committee met on Wednesday, February 26th at 12pm to discuss the request made by Jeff and Lisa Sooter to abandon the ROW off Colorado Ave. and City Service Road.

There were 3 members of the committee along with Jeff Sooter and Jennifer Nelson present. The committee discussed the request made by Sooter's and opened it up for public comment. Jeff spoke to those present about why they were requesting this abandonment. Jennifer then spoke and asked what they planned on doing if this request was granted. Jeff stated that they plan on leaving the property as one piece and adding 3 homes to the property. He was going to provide a new water main down City Service Road, so they would be able to connect to city connections.

The discussion came back to the committee, a motion was made by Kristin Smith to approve the request made by the Sooter's to abandon the ROW of Colorado Avenue, Kootenai Street and Alley way that is surrounded by their property. Motion was seconded by me. The committee voted 2-1 for the recommendation to move to council for a final vote. (Gail Burger was the nay vote))

It is the committee's recommendation to move forward with Sooter's request.

The meeting was adjourned.

EXHIBIT A

PROPOSED ROAD AND ALLEY ABANDONMENT

SOOTER, PILNEY, AND CITY OF LIBBY PROPERTIES

GOV'T LOT 3, SECTION 34, T31N, R31W, and GOV'T LOTS 3 & 4, SECTION 3, T30N, R31W, P.M.M.T.

CITY OF LIBBY, LINCOLN COUNTY, MONTANA

DATE: JUNE, 2024

RED HATCHED AREA:
ABANDON COLORADO AVE, KOOTENAI AVE, AND ALLEY
ADJACENT TO EXISTING SOOTER LAND
APPROX. 13,665 SQ FT (0.31 ACRES)

BLUE HATCHED AREA:
ABANDON KOOTENAI AVE AND ALLEY
ADJACENT TO EXISTING PILNEY LAND
APPROX. 3,055 SQ FT (0.07 ACRES)

PLAT No. 951
SOOTER

COS No. 2946
SOOTER

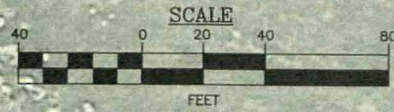
TRACT 2JG
SOOTER

COS No. 2946
SOOTER

PLAT No. 1633 & COS No. 1793
PILNEY

PILNEY
ABANDONMENT
RESOLUTION No. 1116
LIBBY TO PILNEY
2006-07-27-28 AM

NOTE:
THIS DRAWING IS COMPILED FROM RECORD DOCUMENTS AND
SHALL NOT BE CONVEYED AS A CERTIFICATE OF SURVEY.
TO BE USED FOR EXHIBIT PURPOSES ONLY.



KSI

LAND SURVEYING - AERIAL DATA COLLECTION - GEOSPATIAL CONTROL
LIBBY, MONTANA (406)293-4354



CITY SERVICE ROAD
COS No. 462

PLAT No. 6
BLOCK

ALLEY

COLORADO AVENUE

KOOTENAI STREET

COLORADO AVE

LOT 12
SOOTER

PLAT No. 4380
LOT 13
SOOTER

LOT 1
PILNEY

LOT 2
PILNEY

LOT 16

LOT 17

LOT 18

LOT 19

LOT 5

LOT 6

2/14/2025

Peggy Williams
Libby, MT Mayor
952 E Spruce ST
Libby, MT 59923

Subject: Senate Bill 59 Memorial Plaque

Hello Mayor Williams,
Senate Bill 59 was signed by Governor Gianforte on January 16th, 2025. Senate Bill 59 is entitled: "AN ACT ESTABLISHING THE STAFF SERGEANT ARTHUR J RAMBO MEMORIAL BRIDGE; AND DIRECTING THE DEPARTMENT OF TRANSPORTATION TO INSTALL SIGNS."

In addition to designing and installing appropriate signs on each end of the bridge spanning the Kootenai River, on Highway 37 in Libby, the department will also design and install a memorial plaque near the bridge.

Patty Rambo has identified Riverfront Park as a preferred location for the memorial plaque. I'm writing to you today to acknowledge that the department supports the location identified by Patty and the family.

Please feel free to reach out to me directly if any additional information is needed from the department for you and the City Council to consider this request. Thank you.

Justun Juelfs
MDT Maintenance Chief | Kalispell Division
406-751-2010
jjjuelfs@mt.gov

February 24, 2025

Mayor Peggy Williams
Libby City Hall
952 East Spruce Street, Ste 100
Libby, Montana, 59923

Dear Mayor Williams.

As representative of the Arthur J Rambo family, I am writing to propose a formal request for the City of Libby to consider the following.

Our brother was killed in Vietnam November 26, 1969 in a military firefight. For his actions that night, Arthur was posthumously presented the Silver Star. On January 16, 2025. Senate Bill 59 was signed into law. This bill officially declared that the bridge over the Kootenai River at the northern exit of Libby be named in honor of Staff Sergeant Arthur J Rambo. The State of Montana will place signs on both ends of the bridge as well as create a 2x3 foot historic biographic plaque in his memory.

This action represents fulfilling a State law and isn't personal but... the State is delaying the process until they receive approval of the site from the City. The family has requested for the Dedication to take place on May 25, 2025. This is a Sunday so as to avoid conflicts with normally scheduled Memorial Day celebrations.

As anyone who has known me for any amount of time knows, my "big brother" was and is very important to me and my family. We have honored and protected his memory for over 55 years. For this bill to be proposed and advanced was not generated by Arthur's family. Of course, the process has been emotional for the family and friends of Artie. To this end, it is important that his memory, life and sacrifices be addressed with the utmost respect.

The only location for his memorial plaque that "feels" right in our heart is in Riverfront Park on the grassy island, near the Fred Brown Pavillion, in sight of the actual bridge. Artie not only had connections to Fred Brown in high school and the baseball fields, he also had personal connections to the river itself.

I have attached a pdf of the proposed historic biographic plaque, a picture of the bridge taken last fall near the boat ramp in Riverfront Park with the proposed site, as well as a rough map. If there are any questions, I will be open to appearing in person to make my request.

Thank you very much for your considerations,

Patty Rambo

P.O. Box 201
Libby, Montana 59923
406-291-5653
prambo2004@yahoo.com

Staff Sergeant Arthur J Rambo Memorial Bridge

December 15, 1944 ~ November 26, 1969

The Staff Sergeant Arthur J Rambo Memorial Bridge on Highway 37 spanning the Kootenai River on the north edge of Libby, Montana is named in honor and memory of Arthur J Rambo who gave his life in fulfilling an obligation to his country and his fellow servicemen during the Vietnam War.

Art was raised South of Libby by his parents, Howard and Viola and with his siblings – older sister Kathleen and younger sister and brother Patty and Dan. During his youth, Art was an exceptional student, a talented athlete and a gifted singer. He graduated from Libby High School in 1963.

After high school he attended Carroll College, earning a bachelor's degree in mathematics in 1967. While at Carroll he met Helen Ryan when they both were singing in the Carrolleers, Carroll College's "Singing Ambassadors." Artie and Helen married in 1967. They moved to South Bend, Indiana for Art to finish his degree in the 3-2 engineering program. He graduated cum laude from the University of Notre Dame with a degree in chemical engineering in 1968. Shortly after his graduation, Art and Helen welcomed their first daughter, Kerry.

Art was drafted later in 1968. Although he qualified for deferments both due to his occupation as an engineer for Texaco, in Colorado, and a paternal deferment, he enlisted, telling Helen "If he did not go, someone else would have to go in his place."

Art left Libby in September 1968, attending basic and advanced training and then artillery combat leadership courses. After 11 months in the service, he was promoted to the rank of Staff Sergeant, an accomplishment achieved by only one-tenth of one percent of all Army personnel. He shipped out to Vietnam as a member of the 11th Armored Cavalry Regiment, known as the Legendary Blackhorse Regiment, in August 1969. Art was deployed as the Section Chief of an M-109, 155 mm Self-Propelled Howitzer in command of a section.

Arthur J Rambo was killed in combat just three months later while under hostile fire from a mortar attack. He was killed on Thanksgiving Day 1969, just three weeks short of his 25th birthday. For his heroism that day, he was posthumously awarded the Silver Star, Bronze Star, Purple Heart and the Vietnamese Presidential Citation. He left behind his wife, Helen, daughters Kerry and Amy, (who were both under the age of 2), his parents, his siblings and numerous extended family members and close friends.

His loss impacted many and is still felt to this day. Over 20 years after his death his mother stated in a documentary that "Heroes don't always come home." A close family friend wrote these words about him in a poem shortly after hearing of his death,

"I loved him, I mourned him, and now I shall live as he lived.
What greater tribute could we pay him?"







City of Libby

From: geowgerard
Sent: Tuesday, March 18, 2025 3:54 PM
To: clerk.treasurer@cityoflibby.com
Subject: speak at City Council meeting on Oct. 7

Dear Leanne,

As per our phone conversation, I would like to speak at the City Council meeting on April 7. Our community has historically supported our veterans with two beautiful memorials, two veteran organizations, and a soon to be bridge dedication recognizing a local war hero. Unfortunately, Montana has one of the highest rates of veteran suicides in the country and the Rotary Club of Kootenai Valley would like to add our support to the wonderful work these other organizations have accomplished. Most of what we will be doing will be on private property so we are primarily looking for non-monetary support.

1. Placement of veteran specific parking spaces with a QR code that can be scanned to find veteran support services.
2. Identify veteran supporting businesses with visible signage.
3. Support Camp Patriot

If, in the future, the City of Libby would like to participate with dedicated parking it would be an honor to partner with you.

Sincerely,

George Gerard

City of Libby

POLICY FOR USE OF COMMUNITY DEVELOPMENT FUNDS

BACKGROUND

In 2001 the City of Libby received \$8 million from a federal earmark to assist in economic stimulation following the demise of the timber industry and the discovery of asbestos in the community. The Libby Area Development Company (LADC) was formed and distributed money in the form of grants and loans without many guidelines. Several large and important distributions were made such as to help create the Libby Memorial Events Center and development of an additional nine holes at Cabinet View Golf Course. LADC dissolved in 2015 though the City took control over the funds in 2005. The Fund now has approximately \$520,000 remaining and the City desires to have a clearly defined purpose for expending those funds and metrics by which to evaluate their use and any necessary repayments.

PURPOSE

The City believes that other organizations are better equipped with staff and knowledge to loan money to businesses and organizations as gap financing for the purpose of job creation; expansion or capital investment; and that the City should pursue activities that help create the environment for businesses to succeed through community development and investment. To that end, the Fund will hereby be used to leverage other monies related to City projects that can be demonstrated to be in support of community development activities. No new loans to area businesses will be granted.

1. POLICY OBJECTIVES

The objective of this policy is to guide and assist in fostering community development initiatives in order to become an attractive, viable and sustainable place for Libby's citizens, new and existing businesses and visitors.

To complement the policy, the City of Libby will vigorously maintain relationships with local agencies and private industry so that public/private partnerships are cultivated for the deployment of the Funds on eligible projects. It is expected that a description of any anticipated return on investment (i.e., value received) will be prepared with each proposed use of funds.

2. USE OF FUNDS

Funds may be used for projects that:

- (a) Improve infrastructure in the Downtown or other commercial areas within the limits of the City of Libby;
- (b) Enhance the City's recreational and tourist opportunities;
- (c) Enhance the City's appearance and functionality;
- (d) Acquiring land, building or real estate with the express goal of re-investment for purposes stated above.

The Fund may **not** be used for the following purposes...:

- Equipment Purchases
- General Fund Operating Expenses

3. PROJECT ELIGIBILITY AND REVIEW

City Council will be the decision -making body for all requests to use the Community Development Fund and will evaluate each expenditure based on the following criteria:

- Is the proposed use for matching grant funds? What percentage? Are there multiple matching sources, and/or partners?
- Is the project a single-phase or multi-phase project? If multi-phase, will more funds be requested at future phases?
- Is the proposed use for infrastructure? What type and how many beneficiaries?
- Is there an opportunity for the funds to be replenished?

The policies stated herein are adopted and are, at the Council's discretion, revised from time-to-time as needed. Said policies affect decisions made by the City of Libby regarding use of the Community Development Funds made on or after the effective date. No loans existing prior to the effective date will be affected except where collection or liquidation processes are necessary to be enacted.

Dated:

Per Review and Acceptance of the City Council on April 10, 2017 at 9:00 AM