



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 #1707
MONDAY, AUGUST 17, 2026 @ 7:00 PM
COUNCIL CHAMBERS – CITY HALL

CALL TO ORDER:

- Pledge of Allegiance
- Prayer by Elam Byler
- Roll Call
- Welcome/Announcements
- Approve minutes for Council Meeting # #1704 dated July 6, 2026, #1705 dated July 20, 2026, and #1706 dated August 3, 2026.

REPORTS:

DEPARTMENT HEADS:

- City Administrator

COUNCIL COMMITTEES:

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

OTHER BOARDS:

- Board of Health
- Planning/Zoning
- Shade Tree

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.

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.

PUBLIC HEARING – CONDITIONAL USE PERMIT – THE HIDDEN CHAPEL, 1207 UTAH AVENUE :

The Libby City Council will accept public comment regarding a Conditional Use Permit request for an event center and commercial kitchen at 1207 Utah Avenue - The Hidden Chapel.

- Introduction.
 - Council discussion/questions.
 - Public comment.
 - Adjournment.
1. Approve Conditional Use Permit for an event center and commercial kitchen at 1207 Utah Avenue - The Hidden Chapel.
 2. Approve business license application for The Hidden Chapel, 1207 Utah Avenue, contingent upon Fire Marshal approval.

PUBLIC HEARING – 2026-2027 FINAL BUDGET:

The Libby City Council will accept public comment regarding the 2026-2027 final budget.

- Introduction.
 - Council discussion/questions.
 - Public comment.
 - Adjournment.
3. Approve Resolution # 2073, fixing annual appropriations for the City of Libby for 2026-2027 budgets.
 4. Approve Resolution # 2074, setting tax levy for the year 2027 upon all real property in the City of Libby for General and Special Purposes.
 5. Approve Resolution 2072, Parcels A1 and B zoning change - Noble
 6. Approve Lauer/Wood/Scheer Lincoln County Rural Fire Department contract
 7. Approve all claims received to date.
 8. Approve all business license applications received to date.
 - a. Frankly Delish, 206 Cabinet Vista Dr, Troy, Individual, Mobile food retailer.
 - b. Lee Lee's, 84 Wilson Avenue, Individual, Cleaning and in home care.

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.

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: 8/13/26



July 21, 2026

1207 Utah Avenue, Libby, Montana

Dear City Administrators, Mayor Taylor, &
Members of the City Council,

Enclosed are 13 completed neighborhood surveys gathered as part of the City's review process for the future of The Hidden Chapel. The remaining two surveys were left with the property owners along with stamped, addressed return envelopes and have not yet been returned. Should those responses arrive, we will promptly forward them to the City for inclusion in the record.

We also wanted to thank you for the time, guidance, and consideration you've given us throughout this process. We especially appreciate Deputy City Administrator Beach's assistance coordinating the neighborhood outreach and corresponding with us regarding the scheduling and public noticing of the anticipated August 17 City Council hearing.

Over the past several weeks, we've had the privilege of meeting many of our neighbors, answering questions, hearing their memories of this historic building, and sharing our vision for its future. Those conversations have only strengthened our belief that The Hidden Chapel has an important role to play in our community.

Since 1910, this building has brought people together in many different ways. Our hope is to honor that legacy by preserving it as a place where people continue to celebrate milestones, gather with friends and family, learn new skills, support local businesses, and build community.

Our vision extends beyond an event venue. We see The Hidden Chapel as a community asset, a place for celebrations, nonprofit gatherings, cooking classes, community dinners, and a licensed commercial kitchen that creates opportunities for local food businesses. Just as importantly, we remain committed to being respectful neighbors by thoughtfully managing parking, noise, and the day-to-day operation of the property.

Once the zoning process is complete, our next priority will be a comprehensive renovation of the commercial kitchen. Our goal is not only to meet current fire and life safety requirements, but to create a modern, well-equipped facility that will serve our community safely and reliably for many years to come.

We are excited about what lies ahead and grateful for the opportunity to invest in Libby, preserve an important historic building, and create a place where our neighbors can continue gathering for generations to come.

Thank you again for your time, your consideration, and your service to our community. We look forward to completing this process and, hopefully, reopening The Hidden Chapel so it can once again serve the people of Libby.

With gratitude,

Justin Horner & Nicole Vranizan
The Hidden Chapel



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Application for Conditional Use

Applicant:

Name: The Hidden Chapel / Justin Horner and Nicole Vranizan

Address: 1207 Utah Avenue, Libby, MT

Phone: 406-219-7529 Email: hello@thehiddenchapel.com

Property Owner:

Name: Justin Horner and Nicole Vranizan, The Hidden Chapel owners

Address: 1207 Utah Avenue, Libby, MT

Phone: Email:

Legal Description: SOUTH LIBBY, S10, T30 N, R31 W, BLOCK 7, LOTS
14-15-16 *4332*

Corner lot? Yes ___ No ___

Zoning District: Residential Business

Conditional Use Permit related to:

Setback___ Building/Fence Height___ Lot Coverage Percentage___ Business___ Other___

Summarize Conditional Use request:

Request approval to operate an event and gathering venue with a licensed commercial kitchen at 1207 Utah Avenue. The proposed use includes private rentals, workshops, classes, small community events, meetings, celebrations, occasional food-focused programming, and scheduled use of the commercial kitchen by approved food businesses or caterers. The application states the facility is not intended to operate as a traditional restaurant, bar, fast-food establishment, or regular walk-in dining business.

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

The operational narrative anticipates approximately 1-10 private events per month, 2-6 community or educational events per month, typical hours of 8:00 AM to 10:00 PM, and most events hosting approximately 20-70 guests. Food service may include catering support, private event meals, cooking classes, ticketed dining experiences, and limited community meals on a scheduled basis. Alcohol service, if any, would be incidental to approved events and subject to applicable Montana and local requirements. Outdoor activity is described as secondary, limited, and managed to minimize neighborhood impacts. Parking, deliveries, waste, grease, wastewater, noise, lighting, odor, cleanup, and event supervision are addressed in the operational narrative.

Applicant signature: _____

Date submitted: _____

Council action: Approved___

Disapproved___

Date action taken: _____

Council notes:



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To: Members of the Libby City Council, Sitting as the Board of Adjustment
From: Gary Beach, Deputy City Administrator
Date: July 24, 2026

Subject: CONDITIONAL USE PERMIT HEARING — 1207 UTAH AVENUE

As required by Libby City Code §17.10.050, this letter provides notice of a public hearing concerning a Conditional Use Permit application for 1207 Utah Avenue, a property located within your area of representation.

Enclosed is a map identifying the subject property. The applicant is requesting approval to operate an event and community gathering venue with a commercial kitchen from the existing building.

The hearing will take place during the City Council meeting beginning at **7:00 p.m. on Monday, August 17, 2026**, in the Council Chambers at Libby City Hall.

1. Property and proposed use

The property is located within the Residential Business Zoning District. The proposed business will operate from the existing building, and no new building construction or expansion is proposed as part of this application.

2. Fire-suppression requirements

The business owners are requesting approval of the proposed use and conditional approval of the associated business license before completing the required fire-suppression system upgrades.

The fire-suppression improvements represent a significant financial investment, and the owners would like confirmation that the proposed business use will be approved before proceeding with the improvements.

Fire Marshal Steve Lauer has been in contact with the owners regarding the required upgrades and agrees with the proposed path forward. Following approval of the proposed use, the owners will proceed with the necessary fire-suppression improvements.

The business may not open to the public or begin operations until the required improvements have been completed, inspected, and approved by the Fire Marshal.

3. Applicant coordination and supporting information

The owners have met with City staff, submitted an operational narrative and business information, and communicated with nearby affected residents. The application materials and supporting information will be included in the meeting packet.

Staff recommendation

I recommend approval of the Conditional Use Permit for an event and community gathering venue with a commercial kitchen at 1207 Utah Avenue.

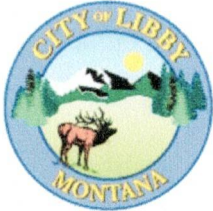
Following approval of the Conditional Use Permit, I recommend that the City Council conditionally approve the associated business license, subject to the following requirements:

1. All required fire-suppression and life-safety improvements must be completed.
2. The Fire Marshal must conduct a final inspection and approve the improvements.
3. All other required City, County, and State permits, licenses, inspections, and approvals must be obtained.
4. The business license will not be fully issued, and the business may not begin operations, until all required approvals have been received.

Please contact me by email at deputy.admin@cityoflibby.com or by telephone at 406-871-9292 with any questions.

Gary Beach
Gary Beach

Deputy City Administrator



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NOTICE OF PUBLIC HEARING

CITY COUNCIL

AUGUST 17TH @ 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 an event center and commercial kitchen, "The Hidden Chapel". A Conditional Use Permit is requested by the property owner.

GENERAL COMMENTS FROM COUNCIL:

PUBLIC COMMENT:

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 by 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: 07/24/2026



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From: Gary Beach, Deputy City Administrator

Subject: **CONDITIONAL USE PERMIT PUBLIC HEARING — 1207 UTAH AVENUE**

As required by Libby City Code §17.10.050, this letter provides notice that a public hearing will be held regarding a Conditional Use Permit application for **The Hidden Chapel**, located at **1207 Utah Avenue, Libby, Montana**. The subject property is located within 150 feet of your property.

The applicant is requesting approval to operate an event and community gathering venue with a commercial kitchen from the existing building.

Enclosed is a map identifying the property for which the Conditional Use Permit is being requested. The public hearing will take place in the Council Chambers at Libby City Hall during the regularly scheduled meeting beginning at **7:00 p.m. on Monday, August 17, 2026**.

Members of the public are invited to attend the hearing and provide comments in support of or opposition to the application. Written comments may also be submitted before the hearing.

Please contact me with any questions or to submit written comments:

Gary Beach

Gary Beach

Deputy City Administrator

City of Libby

952 East Spruce Street

Libby, MT 59923

Email: deputy.admin@cityoflibby.com

Telephone: 406-871-9292

Operational Narrative

The Hidden Chapel

1207 Utah Avenue

Libby, Montana

Property History and Intent

The Hidden Chapel property has historically worn many hats, operated as a church, community gathering place, restaurant space, and public venue serving residents and visitors in Lincoln County for over a hundred years. The proposed use is not intended to introduce a fundamentally new activity to the neighborhood, but rather to thoughtfully reactivate and improve a long-established community-oriented property.

The intent of this application is to allow the property to continue functioning as a place for gatherings, celebrations, cultural events, and community activities in a manner that reflects both its historic use and the evolving needs of the Libby community.

While operations may be updated and modernized to meet current licensing, safety, and operational standards, the overall character of the use remains consistent with the property's long history as a destination for hospitality and community gathering.

Primary Intended Use of the Property

The primary intended use of the property is as a restored event and gathering venue for private rentals, workshops, classes, small community events, meetings, celebrations, and occasional food-focused programming. The proposed use builds upon the property's longstanding historical role as a place for hospitality and community gathering in Libby.

The facility is not intended to operate as a traditional restaurant, bar, fast-food establishment, or regular walk-in dining business.

Types of Events Proposed

Proposed activities may include:

- Private celebrations, dinners, and receptions
- Small weddings and elopements
- Community workshops and educational classes

- Cooking demonstrations and culinary classes
- Art, literary, and cultural events
- Small business or nonprofit meetings
- Ticketed private events or supper-club style gatherings
- Use of the licensed commercial kitchen by approved food businesses or caterers

Events are expected to remain small to moderate in scale and generally reservation-based or pre-planned rather than open daily public operations.

Expected Frequency of Events

The anticipated schedule is approximately:

- 1–10 private events per month (including meetings)
- 2–6 community or educational events per month
- Occasional food-focused or ticketed dining events on a limited basis

Event frequency may vary seasonally.

Proposed Days and Hours of Operation

Typical operating hours are anticipated to be:

- Sunday through Thursday: 8:00 AM to 10:00 PM
- Friday and Saturday: 8:00 AM to 10:00 PM

Most events are expected to occur during evening or weekend hours. Setup, cleanup, and kitchen preparation activities may occur outside event hours on a limited basis and will be conducted in a manner intended to minimize noise and disruption to neighboring properties. Ownership and event management are committed to operating the venue respectfully and maintaining compatibility with the surrounding neighborhood through controlled event hours, indoor-focused activities, and active oversight of guest behavior and noise levels.

Maximum Occupancy

The anticipated maximum occupancy is expected to remain within the limits established by applicable building, fire, and health code requirements. Most events are expected to host approximately 20–70 guests.

Nature of Events

Events may be:

- Private and invitation-only
- Public community events
- Ticketed special events
- Advertised workshops, classes, or cultural gatherings

Most activities will be pre-scheduled rather than walk-in service.

Food Preparation and Service

Food may be prepared and served onsite using the licensed commercial kitchen.

Food service activities may include:

- Catering support
- Private event meals
- Cooking classes or demonstrations
- Ticketed dining experiences
- Limited community meal events

The property is not proposed as a full-time restaurant or daily public dining establishment.

At this time, there are no plans for regular walk-in dining service, routine take-out operations, drive-through service, or continuously operating public meal service.

Public Meal Service Clarification

The application is not requesting approval for a traditional restaurant use involving recurring daily public dining operations.

However, the venue may occasionally host limited food-service events such as:

- Ticketed dinners
- Pop-up culinary events
- Community meals
- Brunches or special-event dining
- Supper-club style experiences

These events would occur on a limited and scheduled basis rather than as continuous restaurant operations.

Kitchen Use by Outside Businesses

The licensed commercial kitchen may be made available to approved local food businesses, caterers, bakers, food trucks, chefs, and small food entrepreneurs operating in compliance with applicable licensing and health department requirements.

A primary goal of this use is to support small business development and provide an accessible pathway for local entrepreneurs who may not otherwise have access to a commercially licensed kitchen facility. The space is intended to help foster local economic activity by allowing emerging businesses to test concepts, prepare products legally and safely, expand operations, and build sustainable businesses within Lincoln County.

The Hidden Chapel hopes to serve as a resource for small-scale makers, culinary startups, and community-based businesses by providing flexible access to licensed kitchen infrastructure in a controlled and professionally managed environment.

Kitchen use would be scheduled, supervised, and limited in scale to ensure compatibility with the property and surrounding neighborhood.

Alcohol Service

Alcohol may occasionally be:

- Served at private events
- Provided by licensed caterers or permitted vendors
- Allowed in connection with approved events in accordance with Montana law and local regulations

Any sale, service, catering, or consumption of alcohol on the property would be conducted in compliance with all applicable requirements of the Montana Department of Revenue Alcoholic Beverage Control Division, including any required banquet permits, catering endorsements, special event permits, licensing requirements, and local approvals.

The Hidden Chapel does not intend to operate as a standalone bar or tavern, and any alcohol-related activities would remain secondary and incidental to scheduled events and venue operations.

Outdoor Activities

Current operations are expected to remain primarily indoors. However, future property improvements may allow for limited and carefully managed outdoor activities associated with events and community programming.

Potential outdoor uses may include:

- Small outdoor seating areas

- Temporary tents or event structures
- Limited outdoor music associated with private events
- Small-scale community gardening or landscaping projects intended to improve the property and community use of the grounds

Any outdoor activities would remain secondary to the primary indoor venue use and would be operated in a manner intended to minimize impacts on neighboring properties.

Ownership intends to approach any future outdoor improvements thoughtfully, with attention to noise control, lighting, parking, traffic flow, aesthetics, and neighborhood compatibility. Outdoor programming, if expanded over time, would remain occasional and community-oriented in nature rather than large-scale or continuous commercial outdoor operations.

Parking Plan

The Hidden Chapel has developed parking guidelines that will be shared with all event renters, vendors, caterers, and guests to help ensure parking impacts on neighboring properties are minimized. Event hosts will be instructed to utilize designated parking areas, avoid blocking neighboring access points, and comply with all local parking regulations.

Planned property improvements include updates to the existing alley-side onsite parking area to improve organization, safety, and accessibility, including better accommodation for ADA visitors.

In addition, ownership has initiated discussions regarding potential off-hours overflow parking arrangements with the nearby auction yard property across the street to help support larger events when necessary.

The property also includes a dedicated onsite loading and service area accessible from the alley for deliveries, caterers, vendors, and event support operations.

Parking, deliveries, and guest access will continue to be actively managed as part of normal venue operations to maintain compatibility with the surrounding neighborhood.

Trash, Grease, Wastewater, and Food Waste

Trash and food waste will be collected in designated containers and removed by licensed waste service providers.

Grease, wastewater, and kitchen operations will comply with applicable health department and public works requirements. Grease disposal and food-waste handling will be managed through approved methods appropriate to the scale of operations.

Noise, Lighting, Odor, and Neighborhood Impacts

The venue intends to continue operating in a manner compatible with the surrounding neighborhood.

Measures to minimize impacts include:

- Primarily indoor events
- Controlled event hours
- Directional and limited exterior lighting
- Managed music volume levels
- Event supervision and monitoring
- Prompt cleanup following events
- Odor and waste controls associated with kitchen operations

Outdoor amplified music, if any, would be limited and infrequent.

Signage and Advertising

Signage is expected to remain modest in scale and consistent with local sign regulations. Ownership also intends to preserve and refurbish existing signage where feasible as part of the broader effort to restore and maintain the historic character and appearance of the property.

Advertising may include:

- Website and social media promotion
- Event listings
- Printed flyers or posters
- Small onsite identification signage

No large-scale digital signage or high-intensity advertising is proposed.

Property Improvements and Long-Term Stewardship

Ownership is actively investing in the restoration, renovation, and long-term maintenance of the property to preserve and improve the building for future generations. Planned improvements include ongoing structural, operational, aesthetic, and site upgrades intended to ensure the property remains safe, functional, attractive, and compatible with the surrounding neighborhood.

The goal is not only to revitalize an important local property, but to ensure it can continue serving Lincoln County residents as a community asset for decades to come. Through continued upkeep and responsible operation, ownership hopes to preserve the property so it may be enjoyed and utilized by the community for another 100 years.

Event Management Contact

Justin Horner

Nicole Vranizan

The Hidden Chapel, owners

Responsible for coordinating events, overseeing operations, and responding to any concerns or complaints related to venue activities.



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www.cityoflibby.com

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2026 Business License Application

It is required, under Title 5 of the City of Libby Code or Ordinances that no person, firm, association, corporation or other business entity shall carry on or engage in any occupation, trade, profession, or business within the city involving the sale of goods and/or services without first having procured a license therefor from the city, provided that said occupation, trade, profession, or business has not been specifically exempted from procuring said license or paying any fees associated therewith by the laws of the state of Montana.

BUSINESS INFORMATION

☒ New (\$90) ☐ Renewal (\$60) ☐ Hawkers (\$30, Pages 1 and 2 only)

Business Structure:

☐ Individual ☐ Partnership ☒ Corporation/LLC

Business Type:

☐ Office ☐ Retail/Wholesale ☐ Restaurant/Food Service
☐ Manufacturer ☐ Professional Service ☐ Home Based ☐ Mobile Service
☒ Other: EVENT SPACE W/ COMMERCIAL KITCHEN

Business Name: THE HIDDEN CHAPEL (LLC IS TRAILHEAD COLLECTIVE, LLC)

Business PHYSICAL Address: 1207 UTAH AVE. LIBBY, MT 59923

** CANNOT be a PO Box - Needs to be Actual Business Location **

Date of Arrival to the City of Libby: TODAY 4/16/26 Expected # Employees: 2 (owners)

Federal Tax-ID (EIN): _____ Other License(s) # (if Required): _____

APPLICANT INFORMATION:

Applicant's Full Name: NICOLE VRANIZAN

** Other Names Used: _____

Mailing Address: 999 SCHOOLHOUSE LAKE RD. TROY, MT 59935

Phone: _____ Email: ✉ _____

Does the Applicant have any other licenses in another City/County: Yes ☐ No ☒
If YES, please list License(s), nature of business, and City/County located in:

Has any business license to the applicant been denied, revoked or suspended in the City of Libby or any other City/State: Yes ☐ No ☒

If YES, give details and state business activity or occupation denied, revoked or suspended:

Description of Products/Services provided:

I declare under penalty of perjury that the statements made herein are true and correct to the best of my knowledge and belief.

Sign & Print Name (legibly)

Date

** Fees payable to the City of Libby on or before January 1st of each calendar year or before opening **

Annual License Fee: \$ _____

For Office Use Only

Date: _____

Lic #: _____

Payment: _____

2026 Business License Application Investigation

Planning, Zoning and Ordinance:

The City of Libby's Building Inspector or Administrator is responsible for reviewing for the conformance to the adopted city regulations, ordinances and, Montana state law. If the business is located in the Residence Business District, this application must be approved by the board of adjustments, City Code 17.20.020.

Must Specify the Zoning District: Residence Business District (WS)

Recommended for: ☒ APPROVAL ☐ DENIAL (based on the following reasons)

Inspection completed

[Signature]
Signed By Building Inspector/Administrator

5/5/26
Date

Fire Marshal

The Fire Marshal's office is responsible for enforcing the International Fire Code, and for performing fire/alarm plan reviews and Fire Life Safety inspections. (Contact Fire Marshal at 293-9217)

Business location has been: ☐ APPROVED ☐ DENIED (based on the following reasons)

Signed By Fire Marshal

Date

City Building Inspector/Building Codes:

The City of Libby's building department performs plan reviews and inspections on all commercial and residential building projects within the city limits. We also inspect business buildings to ensure public safety and health.

Recommended for: ☒ APPROVAL ☐ DENIAL (based on the following reasons)



Signed By City Building Inspector

5/5/26

Date

County Health Inspection:

The County Environmental Health Department performs is responsible for making all food establishments meet the required federal and state regulations. They also inspect business buildings to ensure public safety and health.

Recommended for: ☒ APPROVAL ☐ DENIAL (based on the following reasons)



Signed By County Health Inspector

4/23/26

Date

008507

**CASH
RECEIPT**Date 4-16-26

Received From

Nicole Vranizan

Address

999 Schoolhouse Rd Troy MT 59935ninety and 00/100Dollars \$ 90.00

For

New Business License Trailhead Collective, LLC"Hidden Chapel"check #1031

ACCOUNT			HOW PAID		
AMT. OF ACCOUNT			CASH		
AMT. PAID			CHECK	<u>90</u>	<u>00</u>
BALANCE DUE			MONEY ORDER ☐		
			CREDIT CARD ☐		

By _____

City of Libby

P.O. Box 1428

Libby, MT 59923

(406) 293-2731

Tax Year: 2026

Scale: 1:237.41 Basemap: Imagery Hybrid



Summary

Primary Information

Property Category: RP

Subcategory: Commercial Property

Geocode: 56-4175-10-2-11-03-0000

Assessment Code: 0000004332

Primary Owner:

HORNER JUSTIN WAYNE &
999 SCHOOLHOUSE LAKE RD
TROY, MT 59935-9344

Note: See Owners section for all owners

Property Address:

1207 UTAH AVE
LIBBY, MT 59923

Certificate of Survey: n/a

Legal Description: SOUTH LIBBY, S10, T30 N, R31 W, BLOCK 7, LOTS
14-15-16 *4332*

Last Modified: 5/13/2026 20:26:51 PM

General Property Information

Neighborhood: 256.400.C

Property Type: Improved Property

Living Units: n/a

Levy District: 56-0521-41

Zoning: n/a

Ownership: 100

LinkedProperty: No linked properties exist for this property

Exemptions: No exemptions exist for this property

Condo Ownership:

General: n/a

Limited: n/a

Tax Year: 2026

Property Factors

Topography: n/a	Fronting: n/a
Utilities: n/a	Parking Type: n/a
Access: n/a	Parking Quantity: n/a
Location: n/a	Parking Proximity: n/a

Land Summary

Land Type:	Acres:	Value:
Grazing	n/a	n/a
Fallow	n/a	n/a
Irrigated	n/a	n/a
Continuous Crop	n/a	n/a
Wild Hay	n/a	n/a
Farmsite	n/a	n/a
ROW	n/a	n/a
NonQual Land	n/a	n/a
Total Ag Land	n/a	n/a
Total Forest Land	n/a	n/a
Total Market Land	0.222	n/a

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
1/23/2026	413	522	1/23/2026	319351	Warranty Deed
6/4/2021	390	331	6/8/2021	293817	Termination of Joint Tenancy by Death
6/4/2021	390	331	6/8/2021	293817	Correction Deed
6/3/2015	357	910JT	6/3/2015	257458	Warranty Deed
7/29/2005	0297	00720	N/A	n/a	n/a
5/12/2005	0295	00940	N/A	n/a	n/a
12/20/1996	0231	00616	N/A	n/a	n/a
9/10/1996	0228	00184	N/A	n/a	n/a

Owners

Party #1

Default Information:	HORNER JUSTIN WAYNE & 999 SCHOOLHOUSE LAKE RD TROY, MT 59935-9344
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Joint Tenant w/Right of Survivorship
Last Modified:	5/7/2026 13:11:14 PM

Tax Year: 2026

Party #2

Default Information:	VRANIZAN NICOLE MARIE 999 SCHOOLHOUSE LAKE RD TROY, MT 59935-9344
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Joint Tenant w/Right of Survivorship
Last Modified:	5/7/2026 13:11:14 PM

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2025	72724	117176	189900	INCOME
2024	51321	81379	132700	INCOME

Market Land

Market Land Item #1

Method: Sqft	Type: Primary Site
Width: n/a	Depth: n/a
Square Feet: 9675	Acres: n/a
Class Code: 2207	Value: n/a

Dwellings

No dwellings exist for this parcel

Other Buildings

No other buildings exist for this parcel

Tax Year: 2026

Commercial

Commercial Summary

Buildings Summary

Building Number	Building Name	Structure Type	Units	Year Built
1	FORMER HIDDEN CHAPEL	321 - Restaurant, use w/031 Restaurant1 Use Type ONLY		1910

Existing Building #1

General Building Information

Building Number: 1	Building Name: FORMER HIDDEN CHAPEL
Structure Type: 321 - Restaurant, use w/031 Restaurant Use Type ONLY	Units/Building: 1
Identical Units: 1	Grade: F
Year Built: 1910	Year Remodeled: 1990
Class Code: 3507	Effective Year: 1995
Percent Complete: n/a	

Interior/Exterior Data #1

Level From: B1 Use Type: 084 - Multi-Use Storage	Level To: B1
Dimensions Area: Use SK Area:	Perimeter: 120 Wall Height:
Features Exterior Wall Desc: 00 - None Economic Life: 35 Partitions: AC Type: Physical Condition: 2-Fair	Construction: 1-Wood Frame/Joist/Beam % Interior Finished: 100 Heat Type: Plumbing: Functional Utility: 2-Fair

Other Features Description	Qty	Width	Length	Height	Area	Calculated Val- ue	Unadjusted Value
-------------------------------	-----	-------	--------	--------	------	-----------------------	---------------------

Interior/Exterior Data #2

Level From: 01 Use Type: 031 - Restaurant	Level To: 01
Dimensions Area: Use SK Area:	Perimeter: 238 Wall Height:
Features Exterior Wall Desc: 02 - Frame Economic Life: 35 Partitions: AC Type: Physical Condition: 2-Fair	Construction: 1-Wood Frame/Joist/Beam % Interior Finished: 100 Heat Type: Plumbing: Functional Utility: 2-Fair

Other Features Description	Qty	Width	Length	Height	Area	Calculated Val- ue	Unadjusted Value
CF1 - Cooler, cooler, 32 to 60 degrees	1	9	11	n/a	99	n/a	n/a
PP4 - Porch, enclosed	1	8	15	n/a	120	n/a	n/a

Elevators and Escalators



Cadastral Property Report

Tax Year: 2026

Description	Units	Rise-ft	Stops	Speed	Capacity	Cost
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Ag/Forest Land

No ag/forest land exists for this parcel

Conservation Easements

No conservation easements exist for this parcel

Disclaimer

The Montana State Library (MSL) provides this product/service for informational purposes only. MSL did not produce it for, nor is it suitable for legal, engineering, or surveying purposes. Data from disparate sources may not be in vertical alignment. Consumers of this information should review or consult the primary data and information sources to ascertain the viability of the information for their purposes. The MSL provides these data in good faith and in no event, shall be liable for any incorrect results or analysis, any lost profits and special, indirect or consequential damages to any party, arising out of or in connection with the use or the inability to use the data or the services provided. The MSL makes these data and services available as a convenience to the public, and for no other purpose. The MSL reserves the right to change or revise published data and/or services at any time.



1116

1 K. Morden

1118

3 B. Nelson

1113

2 C. Gotham

5 A. Harris

1201

6 S. Brookshire

8 M. Wood

11 K. Dinkins

13 E. Barsukoff

1218

15 A. Anderson

1222

14 T. Erlandson

1221

12 M. Jungst

10 R. Johnson

Corner 4

Corner 3

Corner 2

Corner 1

4 J. Dunnigan

7 K. Holmes

9 M. McGinnis





City of Libby Libby Montana

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

Neighborhood Survey Form

Petitioner: Justin Horner, Nicole Viranzan

Name: The Hidden Chapel

Address of variance request: 1207 Utah Ave. Libby, MT

Property owned by: Justin Horner

Zoning District: Residential Business

Proposed variance request:

Operate event center and commercial kitchen- Venue for private rentals, workshops, classes, small community events, meetings, celebrations, and occasional food-focused programming.

Respondent: (completing survey)

Name: HARRIS AMANDA FT

Address: 1201 UTAH AVE, LIBBY, MT 59923-2527

Phone: _____ Email: _____

I was contacted by The Hidden Chapel concerning the above proposed variance request on (Date) 7/11/20.

☒ I have no objections to the proposed change.

☐ I oppose the proposed change.

☐ I would like further contact and information concerning the proposed change.

Additional Comments: This is not a change - the Chapel has been an event center for years and its wild that the City suddenly wants to change zoning? Overreach by government.

Prior to a decision by the City of Libby Board of Adjustments or City Council, a public hearing will be held to discuss the variance request.

Signed: [Signature] Date: 7/14/20

Print Name: Amanda Harris



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Respondent: (completing survey)

Name: DINKINS KAREN M JDE

Address: PO BOX 1322, LIBBY, MT 59923-1322

Phone: _____ Email: _____

I was contacted by The Hidden Chapel concerning
the above proposed variance request on (Date) 7/16/2026.

☒ I have no objections to the proposed change.

☐ I oppose the proposed change.

☐ I would like further contact and information concerning the proposed change.

Additional Comments: my only REQUEST IS, KEEP PATRONS FROM PARKING IN ALLEY BETWEEN OUR PROPERTIES!

Prior to a decision by the City of Libby Board of Adjustments or City Council, a public hearing will be held to discuss the variance request.

Signed: Joseph F. Andrews Date: 7/16/2026

Print Name: JOSEPH F. ANDREWS



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Respondent: (completing survey)

Name: WOOD MADONNA

Address: 418 LOUISIANA AVE, LIBBY, MT 59923-2132

Phone: _____ Email: _____

I was contacted by The Hidden Chapel concerning
the above proposed variance request on (Date) _____.

- ☒ I have no objections to the proposed change.
☐ I oppose the proposed change.
☐ I would like further contact and information concerning the proposed change.

Additional Comments: _____

Prior to a decision by the City of Libby Board of Adjustments or City Council, a public hearing will be held to discuss the variance request.

Signed: Madonna Wood Date: 7/13/26

Print Name: Madonna Wood



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Respondent: (completing survey)

Name: GOTHAM CHARLES & SHAUNIE

Address: 1113 UTAH AVE, LIBBY, MT 59923-2525

Phone: _____ Email: _____

I was contacted by The Hidden Chapel concerning
the above proposed variance request on (Date) 7-11-26.

☒ I have no objections to the proposed change.

☐ I oppose the proposed change.

☐ I would like further contact and information concerning the proposed change.

Additional Comments: _____

Prior to a decision by the City of Libby Board of Adjustments or City Council, a public hearing will be held to discuss the variance request.

Signed: Shaunie Gotham Date: 7-11-26

Print Name: Shaunie Gotham



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Name: The Hidden Chapel

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Property owned by: Justin Horner

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Respondent: (completing survey)

Name: ANDERSON ALAN

Address: 1222 DAKOTA AVE, LIBBY, MT 59923-2544

Phone: Email:

I was contacted by The Hidden Chapel concerning
the above proposed variance request on (Date) 7-11-2026.

☒ I have no objections to the proposed change.

☐ I oppose the proposed change.

☐ I would like further contact and information concerning the proposed change.

Additional Comments: NO

Prior to a decision by the City of Libby Board of Adjustments or City Council, a public hearing will be held to discuss the variance request.

Signed: Alan Anderson Date: 7-11-2026

Print Name: Alan Anderson



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Respondent: (completing survey)

Name: MCGINNIS MICHAEL ROBERT & DENISE

Address: 624 HARVEST RD, BONNERS FERRY, ID 83805-5097

Phone: _____ Email: _____

I was contacted by The Hidden Chapel concerning
the above proposed variance request on (Date) ASAP (7/11/26).

☒ I have no objections to the proposed change.

☐ I oppose the proposed change.

☐ I would like further contact and information concerning the proposed change.

Additional Comments: N/A

Prior to a decision by the City of Libby Board of Adjustments or City Council, a public hearing will be held to discuss the variance request.

Signed: Denise M McGinnis Date: 7-11-24

Print Name: Denise McGinnis



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Respondent: (completing survey)

Name: MORDEN KURT A & JEANETTE Y

Address: 1116 UTAH AVE, LIBBY, MT 59923-2526

Phone: _____ Email: _____

I was contacted by The Hidden Chapel concerning
the above proposed variance request on (Date) 7/11/26.

☒ I have no objections to the proposed change.

☐ I oppose the proposed change.

☐ I would like further contact and information concerning the proposed change.

Additional Comments: _____

Prior to a decision by the City of Libby Board of Adjustments or City Council, a public hearing will be held to discuss the variance request.

Signed: Viranzan C H Date: 7.11.26

Print Name: Kurt A. Morden



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Respondent: (completing survey)

Name: DUNNIGAN JAMES L & ANITA J

Address: 318 E LARCH ST, LIBBY, MT 59923-2313

Phone: _____ Email: _____

I was contacted by The Hidden Chapel concerning
the above proposed variance request on (Date) 7/11/26.

☒ I have no objections to the proposed change.

☐ I oppose the proposed change.

☐ I would like further contact and information concerning the proposed change.

Additional Comments: _____

Prior to a decision by the City of Libby Board of Adjustments or City Council, a public hearing will be held to discuss the variance request.

Signed: James L. Dunnigan

Date: 7/11/26

Print Name: Jim Dunnigan



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Property owned by: Justin Horner

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Respondent: (completing survey)

Name: HOLMES KEITH D & DEBBIE L

Address: 1212 UTAH AVE. LIBBY, MT 59923-2528

Phone: _____ Email: _____

I was contacted by The Hidden Chapel concerning
the above proposed variance request on (Date) 7/11/26.

☒ I have no objections to the proposed change.

☐ I oppose the proposed change.

☐ I would like further contact and information concerning the proposed change.

Additional Comments: _____

Prior to a decision by the City of Libby Board of Adjustments or City Council, a public hearing will be held to discuss the variance request.

Signed: [Signature] Date: 7-12-26

Print Name: DEBBIE HOLMES



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Zoning District: Residential Business

Proposed variance request:

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Respondent: (completing survey)

Name: JOHNSON RICHARD A

Address: 1213 UTAH AVE, LIBBY, MT 59923-2527

Phone: _____ Email: _____

I was contacted by The Hidden Chapel concerning
the above proposed variance request on (Date) 7/11/26.

☒ I have no objections to the proposed change.

☐ I oppose the proposed change.

☐ I would like further contact and information concerning the proposed change.

Additional Comments: _____

Prior to a decision by the City of Libby Board of Adjustments or City Council, a public hearing will be held to discuss the variance request.

Signed: Richard Johnson Date: 7/11/2026

Print Name: Richard Johnson



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Proposed variance request:

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Respondent: (completing survey)

Name: BARSUKOFF EKATERINA

Address: 1218 DAKOTA AVE, LIBBY, MT 59923-2544

Phone: _____ Email: _____

I was contacted by The Hidden Chapel concerning
the above proposed variance request on (Date) 7/11/26.

☒ I have no objections to the proposed change.

☐ I oppose the proposed change.

☐ I would like further contact and information concerning the proposed change.

Additional Comments: _____

Prior to a decision by the City of Libby Board of Adjustments or City Council, a public hearing will be held to discuss the variance request.

Signed: [Signature] Date: 7/11/26

Print Name: EKATERINA BARSUKOFF



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Operate event center and commercial kitchen- Venue for private rentals, workshops, classes, small community events, meetings, celebrations, and occasional food-focused programming.

Respondent: (completing survey)

Name: ERLANDSON TYLER J

Address: 1221 UTAH AVE, LIBBY, MT 59923-2527

Phone: _____ Email: _____

I was contacted by The Hidden Chapel concerning
the above proposed variance request on (Date) 7/11/20.

☒ I have no objections to the proposed change.

☐ I oppose the proposed change.

☐ I would like further contact and information concerning the proposed change.

Additional Comments: _____

Prior to a decision by the City of Libby Board of Adjustments or City Council, a public hearing will be held to discuss the variance request.

Signed: Thomas R. Pochains Date: 7-11-2020

Print Name: Thomas R Pochains



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Proposed variance request:

Operate event center and commercial kitchen- Venue for private rentals, workshops, classes, small community events, meetings, celebrations, and occasional food-focused programming.

Respondent: (completing survey)

Name: BROOKSHIRE SETH BENJAMIN BOYD & REBECCA JEAN

Address: 1202 DAKOTA AVE, LIBBY, MT 59923-2544

Phone: _____ Email: _____

I was contacted by The Hidden Chapel concerning
the above proposed variance request on (Date) 7/11/26.

☒ I have no objections to the proposed change.

☐ I oppose the proposed change.

☐ I would like further contact and information concerning the proposed change.

Additional Comments: _____

Prior to a decision by the City of Libby Board of Adjustments or City Council, a public hearing will be held to discuss the variance request.

Signed: Becky Brookshire Date: 7-11-26

Print Name: BECKY BROOKSHIRE

08/13/26
17:32:13

CITY OF LIBBY
Revenue Budget Report -- MultiYear Actuals
For the Year: 2026 - 2027

Page: 1 of 9
Report ID: B250B

Account	Actuals				Current	%	Prelim.	Budget	Final	% Old
	22-23	23-24	24-25	25-26	Budget	Rec.	Budget	Change	Budget	Budget
	22-23	23-24	24-25	25-26	25-26	25-26	26-27	26-27	26-27	26-27

1000 GENERAL										
310000 TAXES										
311010 Real Property Taxes	419,127	440,539	450,585	497,209	481,964	103%	541,490		541,490	112%
312000 Penalty & Interest on	1,218	1,652	1,797	2,013	1,400	144%	1,600		1,600	114%
314140 Local Option Tax	91,865	94,794	98,557	106,886	95,000	113%	97,000		97,000	102%
314150 3% Cannabis Tax			36,496	38,665	35,000	110%	37,500		37,500	107%
Group:	512,210	536,985	587,435	644,773	613,364	105%	677,590	0	677,590	110%
320000 LICENSES AND PERMITS										
321020 Coin Operated Amusement	300	300	300	325	300	108%	300		300	100%
322010 Alcoholic Beverage	7,660	9,035	8,634	9,340	8,200	114%	8,600		8,600	104%
322020 Business Licenses	30,909	30,360	30,546	29,555	30,500	97%	30,500		30,500	100%
322025 Business Licenses Late		25		990	0	***%	300		300	****%
323010 Building Permits	30,422				0	0%			0	0%
323031 Chicken Permits					150	0%	150		150	100%
323050 Street Opening Permits	1,700	700	3,740	1,900	900	211%	2,000		2,000	222%
Group:	70,991	40,420	43,220	42,110	40,050	105%	41,850	0	41,850	104%
330000 INTERGOVERNMENTAL REVENUES										
331072 CDBG Growth Plan		37,500			0	0%			0	0%
334002 MAIN ST Grant	8,000				0	0%			0	0%
335110 Live Card Game Table		450	300	450	300	150%	300		300	100%
335120 Video Gaming Machine	22,625	20,425	20,775	19,350	20,500	94%	20,500		20,500	100%
335230 HB 124 Ent.	619,913	638,845	658,143	662,785	662,785	100%	679,704		679,704	102%
Group:	650,538	697,220	679,218	682,585	683,585	100%	700,504	0	700,504	102%
340000 CHARGES FOR SERVICES										
343320 Sales of Cemetery Plots	17,660	16,600	13,500	16,500	16,500	100%	14,025		14,025	85%
343340 Opening & Closing Charges	11,640	26,220	34,850	32,500	23,000	141%	24,000		24,000	104%
346040 Camping Facilities Fees	5,356	5,314	5,256	4,543	5,330	85%	5,330		5,330	100%
346050 Fireman's Park Dumping	620	319	739	268	675	40%	500		500	74%
Group:	35,276	48,453	54,345	53,811	45,505	118%	43,855	0	43,855	96%
350000 FINES AND FORFEITURES										
351030 City Courts	36,830	37,858	33,225	57,177	37,000	155%	41,000		41,000	110%
351031 Vic Witness	654	300			200	0%			0	0%
Group:	37,484	38,158	33,225	57,177	37,200	154%	41,000	0	41,000	110%
360000 MISCELLANEOUS REVENUE										
361000 Rents/Leases	75,542	76,693	65,793	67,765	72,700	93%	70,100		70,100	96%
361001 LCRFD Firehall Rent	12,000	12,000	12,000	12,000	12,000	100%	12,000		12,000	100%
362000 Miscellaneous Revenue	21,026	24,066	35,056	15,449	25,500	61%	23,500		23,500	92%
365001 DNRC - Arbor Day Grant	850	850	850	850	850	100%	850		850	100%

08/13/26
17:32:13

CITY OF LIBBY
Revenue Budget Report -- MultiYear Actuals
For the Year: 2026 - 2027

Page: 2 of 9
Report ID: B250B

Account	Actuals				Current	%	Prelim.	Budget	Final	% Old
	22-23	23-24	24-25	25-26	Budget	Rec.	Budget	Change	Budget	Budget
	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27

1000 GENERAL										
365007 MUCFA-Tree Care Grant					5,000	0%			0	0%
367000 Sale of Junk or Salvage		11,900		3,365	500	673%	500		500	100%
Group:	109,418	125,509	113,699	99,429	116,550	85%	106,950	0	106,950	91%
370000 INVESTMENT EARNINGS										
371010 Investment Earnings	6,995	35,018	34,264	21,198	30,000	71%	30,000		30,000	100%
Group:	6,995	35,018	34,264	21,198	30,000	71%	30,000	0	30,000	100%
Fund:	1,422,912	1,521,763	1,545,406	1,601,083	1,566,254	102%	1,641,749	0	1,641,749	104%
2260 Emergency Disaster										
310000 TAXES										
311010 Real Property Taxes					0	0%	10,694		10,694	*****%
Group:					0	0%	10,694	0	10,694	*****%
Fund:					0	0%	10,694	0	10,694	*****%
2350 Local Government Study Commission										
310000 TAXES										
314130 Local Government Study			26,029	3,085	3,971	78%	887		887	22%
Group:			26,029	3,085	3,971	78%	887	0	887	22%
Fund:			26,029	3,085	3,971	78%	887	0	887	22%
2386 IP SETTLEMENT										
360000 MISCELLANEOUS REVENUE										
362011 INTERNATIONAL PAPER					1,464,407	0%	314,374		314,374	21%
Group:					1,464,407	0%	314,374	0	314,374	21%
370000 INVESTMENT EARNINGS										
371010 Investment Earnings	6,887	27,214	25,222	58,202	60,000	97%	60,000		60,000	100%
Group:	6,887	27,214	25,222	58,202	60,000	97%	60,000	0	60,000	100%

08/13/26
17:32:13

CITY OF LIBBY
Revenue Budget Report -- MultiYear Actuals
For the Year: 2026 - 2027

Page: 3 of 9
Report ID: B250B

Account	Actuals				Current	%	Prelim.	Budget	Final	% Old
	22-23	23-24	24-25	25-26	Budget	Rec.	Budget	Change	Budget	Budget
	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27
Fund:	6,887	27,214	25,222	58,202	1,524,407	4%	374,374	0	374,374	24%
2387 Special Grants										
330000 INTERGOVERNMENTAL REVENUES										
331010 CDBG					0	0%	40,000		40,000	****%
334002 MAIN ST Grant				50,521	0	***%	150,000		150,000	****%
334123 NRDP Grant				-15,500	250,000	-6%	210,000		210,000	84%
334201 State Grant - Commerce				75,000	0	***%			0	0%
337001 Police Special Grants	16,840	32,656	112,132	50,000	224%		50,000		50,000	100%
337002 Streets Special Grants	4,500	6,448	61,630	5,000	***%		5,000		5,000	100%
337003 City Special Grants	39,372	28,160	26,480	30,000	88%		30,000		30,000	100%
Group:	60,712	67,264	310,263	335,000	93%		485,000	0	485,000	144%
Fund:	60,712	67,264	310,263	335,000	93%		485,000	0	485,000	144%
2388 Large Tax Payer Reserve Account										
380000										
383000 Interfund Operating					0	0%	41		41	****%
Group:					0	0%	41	0	41	****%
Fund:					0	0%	41	0	41	****%
2394 Building Code Enforcement										
320000 LICENSES AND PERMITS										
323010 Building Permits	37,198	57,019	17,926	50,000	36%		56,950		56,950	113%
Group:	37,198	57,019	17,926	50,000	36%		56,950	0	56,950	113%
Fund:	37,198	57,019	17,926	50,000	36%		56,950	0	56,950	113%
2410 Lighting Maint.										
360000 MISCELLANEOUS REVENUE										
363010 Maintenance Assessments	64,755	69,162	64,335	71,367	68,000	105%	68,000		68,000	100%
363040 Penalty & Interest	160	270	173	270	200	135%	200		200	100%
Group:	64,915	69,432	64,508	71,637	68,200	105%	68,200	0	68,200	100%

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	22-23	23-24	24-25	25-26	Budget	Rec.	Budget	Change	Budget	Budget
	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27
2410 Lighting Maint.										
370000 INVESTMENT EARNINGS										
371010 Investment Earnings	1,658	5,376	5,176	4,275	5,000	86%	5,000		5,000	100%
Group:	1,658	5,376	5,176	4,275	5,000	86%	5,000	0	5,000	100%
Fund:	66,573	74,808	69,684	75,912	73,200	104%	73,200	0	73,200	100%
2510 Street Maint (Sprinkling)										
360000 MISCELLANEOUS REVENUE										
363010 Maintenance Assessments	146,132	156,079	145,192	161,110	148,000	109%	148,000		148,000	100%
363040 Penalty & Interest	361	609	340	552	300	184%	400		400	133%
Group:	146,493	156,688	145,532	161,662	148,300	109%	148,400	0	148,400	100%
370000 INVESTMENT EARNINGS										
371010 Investment Earnings	680	3,816	5,571	4,487	5,000	90%	4,000		4,000	80%
Group:	680	3,816	5,571	4,487	5,000	90%	4,000	0	4,000	80%
Fund:	147,173	160,504	151,103	166,149	153,300	108%	152,400	0	152,400	99%
2820 Gas Tax HB 76										
330000 INTERGOVERNMENTAL REVENUES										
335040 Gasoline Tax	68,334	142,730	154,984	157,863	160,787	98%	160,408		160,408	99%
Group:	68,334	142,730	154,984	157,863	160,787	98%	160,408	0	160,408	99%
370000 INVESTMENT EARNINGS										
371010 Investment Earnings	1,012	6,132	8,970	8,867	5,000	177%	5,000		5,000	100%
Group:	1,012	6,132	8,970	8,867	5,000	177%	5,000	0	5,000	100%
Fund:	69,346	148,862	163,954	166,730	165,787	101%	165,408	0	165,408	99%
2821 SB 536/HB 473 BARSSA										
330000 INTERGOVERNMENTAL REVENUES										
334200 SLIPA Grant - HB 355					231,304	0%			0	0%
335041 SB 536/HB 473 BaRSSA	82,030	455,952			0	0%			0	0%
Group:	82,030	455,952			231,304	0%	0	0	0	0%

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	22-23	23-24	24-25	25-26	Budget	Rec.	Budget	Change	Budget	Budget
	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27
Fund:	82,030	455,952			231,304	0%	0	0	0	0%
2959 Community Development Fund										
360000 MISCELLANEOUS REVENUE										
362000 Miscellaneous Revenue	15,300		75,000		5,000	0%			0	0%
Group:	15,300		75,000		5,000	0%	0	0	0	0%
370000 INVESTMENT EARNINGS										
371010 Investment Earnings	13,821	76,964	75,795	54,021	65,000	83%	60,000		60,000	92%
373010 Interest on Economic	234	168	268	172	172	100%	172		172	100%
373020 Principal on Economic	11,911	1,977	1,877	1,973	1,974	100%	1,974		1,974	100%
Group:	25,966	79,109	77,940	56,166	67,146	84%	62,146	0	62,146	92%
Fund:	41,266	79,109	152,940	56,166	72,146	78%	62,146	0	62,146	86%
2992 American Recovery Plan Act										
330000 INTERGOVERNMENTAL REVENUES										
331991 American Recovery Plan	613,125	959,106	185,897		0	0%			0	0%
Group:	613,125	959,106	185,897		0	0%	0	0	0	0%
Fund:	613,125	959,106	185,897		0	0%	0	0	0	0%
3200 MINERAL AVE. SID PROJECT										
360000 MISCELLANEOUS REVENUE										
363001 Mineral Avenue Special	1,750	3,657	2,277	1,567	2,150	73%	2,150		2,150	100%
363040 Penalty & Interest		6	7	4	10	40%	10		10	100%
Group:	1,750	3,663	2,284	1,571	2,160	73%	2,160	0	2,160	100%
Fund:	1,750	3,663	2,284	1,571	2,160	73%	2,160	0	2,160	100%
4001 City Hall CIP										
380000										
383000 Interfund Operating	30,000	160,000	66,361		0	0%	25,000		25,000	*****%
Group:	30,000	160,000	66,361		0	0%	25,000	0	25,000	*****%

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	22-23	23-24	24-25	25-26	Budget	Rec.	Budget	Change	Budget	Budget
	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27
Fund:	30,000	160,000	66,361		0	0%	25,000	0	25,000	*****%
4002 Police Department CIP										
380000										
383000 Interfund Operating	27,000	25,000	31,069		0	0%	35,000		35,000	*****%
Group:	27,000	25,000	31,069		0	0%	35,000	0	35,000	*****%
Fund:	27,000	25,000	31,069		0	0%	35,000	0	35,000	*****%
4003 Fire Department CIP										
380000										
383000 Interfund Operating	40,000	65,000	114,000		0	0%	60,000		60,000	*****%
Group:	40,000	65,000	114,000		0	0%	60,000	0	60,000	*****%
Fund:	40,000	65,000	114,000		0	0%	60,000	0	60,000	*****%
4004 Streets CIP Fund										
380000										
383000 Interfund Operating	3,000	10,000	6,863		0	0%	25,000		25,000	*****%
Group:	3,000	10,000	6,863		0	0%	25,000	0	25,000	*****%
Fund:	3,000	10,000	6,863		0	0%	25,000	0	25,000	*****%
5210 WATER UTILITY										
330000 INTERGOVERNMENTAL REVENUES										
334004 MCEP Grant - Preliminary				15,000	15,000	100%			0	0%
334005 RRGL Grant - Prelimiinary				15,000	15,000	100%			0	0%
334006 MCEP - Libby Creek				460,000	460,000	100%			0	0%
Group:				490,000	490,000	100%	0	0	0	0%
340000 CHARGES FOR SERVICES										
343021 Metered Water Sales	1,588,476	1,566,181	1,900,520	2,248,119	2,220,500	101%	2,401,200		2,401,200	108%
343022 Unmetered Water Sales	1,200	800	1,200	1,200	1,200	100%			0	0%
343023 Bulk Water Sales	730	392	1,257	263	400	66%	400		400	100%

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	22-23	23-24	24-25	25-26	Budget	Rec.	Budget	Change	Budget	Budget
	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27

5210 WATER UTILITY										
343027 Miscellaneous Water		1,800			0	0%			0	0%
343028 Water Plant Investment	10,942	18,560	23,489	38,596	18,500	209%	18,500		18,500	100%
Group:	1,601,348	1,587,733	1,926,466	2,288,178	2,240,600	102%	2,420,100	0	2,420,100	108%
360000 MISCELLANEOUS REVENUE										
362000 Miscellaneous Revenue	12,161	6,580	6,182	400	4,000	10%	4,000		4,000	100%
363040 Penalty & Interest	5	21	533	26	200	13%	200		200	100%
Group:	12,166	6,601	6,715	426	4,200	10%	4,200	0	4,200	100%
370000 INVESTMENT EARNINGS										
371010 Investment Earnings	21,786	95,684	103,768	80,768	90,000	90%	80,000		80,000	88%
Group:	21,786	95,684	103,768	80,768	90,000	90%	80,000	0	80,000	88%
Fund:	1,635,300	1,690,018	2,036,949	2,859,372	2,824,800	101%	2,504,300	0	2,504,300	88%
5211 Water Department CIP										
380000										
383000 Interfund Operating	452,935		256,368	26,744	0	***%	696,146		696,146	*****%
Group:	452,935		256,368	26,744	0	***%	696,146	0	696,146	*****%
Fund:	452,935		256,368	26,744	0	***%	696,146	0	696,146	*****%
5310 SEWER UTILITY										
330000 INTERGOVERNMENTAL REVENUES										
331010 CDBG					434,000	0%			0	0%
331073 RRGL/DNRC 1st and Montana					125,000	0%	125,000		125,000	100%
331077 DLA Grant Sewer System	352,703		-10,714		0	0%			0	0%
334061 MT COAL Waste Water PLC		2,014	378,747	17,910	464,000	4%			0	0%
334062 DNRC/RRGL Waste Water PLC	23,265		77,688		125,000	0%			0	0%
334063 CDBG Waste Water PLC		51,081	530,937	17,982	600,000	3%			0	0%
334064 MCEP 1st & Montana Lift					500,000	0%	500,000		500,000	100%
Group:	375,968	53,095	976,658	35,892	2,248,000	2%	625,000	0	625,000	27%
340000 CHARGES FOR SERVICES										
343031 Sewer Service Charges	743,762	776,040	1,044,010	1,252,095	1,278,100	98%	1,301,200		1,301,200	101%
343034 Sewer Plant Investment	19,670	33,493	15,272	40,116	23,000	174%	26,000		26,000	113%

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	22-23	23-24	24-25	25-26	Budget	Rec.	Budget	Change	Budget	Budget
	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27

5310 SEWER UTILITY										
343036 Miscellaneous Sewer	130		1,200	1,200	1,200	100%			0	0%
Group:	763,562	809,533	1,060,482	1,293,411	1,302,300	99%	1,327,200	0	1,327,200	101%
360000 MISCELLANEOUS REVENUE										
362000 Miscellaneous Revenue	5,104	1,110			100	0%			0	0%
363040 Penalty & Interest	9	12	50	13	50	26%	50		50	100%
Group:	5,113	1,122	50	13	150	9%	50	0	50	33%
370000 INVESTMENT EARNINGS										
371010 Investment Earnings	5,328	26,374	30,064	25,625	28,000	92%	20,000		20,000	71%
Group:	5,328	26,374	30,064	25,625	28,000	92%	20,000	0	20,000	71%
Fund:	1,149,971	890,124	2,067,254	1,354,941	3,578,450	38%	1,972,250	0	1,972,250	55%
5311 Sewer Department CIP										
380000										
383000 Interfund Operating	168,124		77,315	25,750	0	***%	358,000		358,000	*****%
Group:	168,124		77,315	25,750	0	***%	358,000	0	358,000	*****%
Fund:	168,124		77,315	25,750	0	***%	358,000	0	358,000	*****%
7120 FIRE RELIEF AGENCY FUND										
310000 TAXES										
311010 Real Property Taxes	53,243	55,181	53,374	57,035	54,669	104%	58,335		58,335	106%
Group:	53,243	55,181	53,374	57,035	54,669	104%	58,335	0	58,335	106%
Fund:	53,243	55,181	53,374	57,035	54,669	104%	58,335	0	58,335	106%
8010 Cemetery Perpetual Care										
340000 CHARGES FOR SERVICES										
343320 Sales of Cemetery Plots					0	0%	2,475		2,475	*****%
Group:					0	0%	2,475	0	2,475	*****%

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	22-23	23-24	24-25	25-26	Budget	Rec.	Budget	Change	Budget	Budget
	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27

8010 Cemetery Perpetual Care										
370000 INVESTMENT EARNINGS										
371010 Investment Earnings					0	0%	3		3	*****%
Group:					0	0%	3	0	3	*****%
Fund:					0	0%	2,478	0	2,478	*****%
Grand Total:	6,010,635	6,424,214	7,156,355	6,780,929	10,635,448		8,761,518	0	8,761,518	

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	22-23	23-24	24-25	25-26	Budget	Rec.	Budget	Change	Budget	Budget
	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27

1000 GENERAL										
310000 TAXES										
311010 Real Property Taxes	419,127	440,539	450,585	497,209	481,964	103%	541,490		541,490	112%
312000 Penalty & Interest on	1,218	1,652	1,797	2,013	1,400	144%	1,600		1,600	114%
314140 Local Option Tax	91,865	94,794	98,557	106,886	95,000	113%	97,000		97,000	102%
314150 3% Cannabis Tax			36,496	38,665	35,000	110%	37,500		37,500	107%
Group:	512,210	536,985	587,435	644,773	613,364	105%	677,590	0	677,590	110%
320000 LICENSES AND PERMITS										
321020 Coin Operated Amusement	300	300	300	325	300	108%	300		300	100%
322010 Alcoholic Beverage	7,660	9,035	8,634	9,340	8,200	114%	8,600		8,600	104%
322020 Business Licenses	30,909	30,360	30,546	29,555	30,500	97%	30,500		30,500	100%
322025 Business Licenses Late		25		990	0	***%	300		300	****%
323010 Building Permits	30,422				0	0%			0	0%
323031 Chicken Permits					150	0%	150		150	100%
323050 Street Opening Permits	1,700	700	3,740	1,900	900	211%	2,000		2,000	222%
Group:	70,991	40,420	43,220	42,110	40,050	105%	41,850	0	41,850	104%
330000 INTERGOVERNMENTAL REVENUES										
331072 CDBG Growth Plan		37,500			0	0%			0	0%
334002 MAIN ST Grant	8,000				0	0%			0	0%
335110 Live Card Game Table		450	300	450	300	150%	300		300	100%
335120 Video Gaming Machine	22,625	20,425	20,775	19,350	20,500	94%	20,500		20,500	100%
335230 HB 124 Ent.	619,913	638,845	658,143	662,785	662,785	100%	679,704		679,704	102%
Group:	650,538	697,220	679,218	682,585	683,585	100%	700,504	0	700,504	102%
340000 CHARGES FOR SERVICES										
343320 Sales of Cemetery Plots	17,660	16,600	13,500	16,500	16,500	100%	14,025		14,025	85%
343340 Opening & Closing Charges	11,640	26,220	34,850	32,500	23,000	141%	24,000		24,000	104%
346040 Camping Facilities Fees	5,356	5,314	5,256	4,543	5,330	85%	5,330		5,330	100%
346050 Fireman's Park Dumping	620	319	739	268	675	40%	500		500	74%
Group:	35,276	48,453	54,345	53,811	45,505	118%	43,855	0	43,855	96%
350000 FINES AND FORFEITURES										
351030 City Courts	36,830	37,858	33,225	57,177	37,000	155%	41,000		41,000	110%
351031 Vic Witness	654	300			200	0%			0	0%
Group:	37,484	38,158	33,225	57,177	37,200	154%	41,000	0	41,000	110%
360000 MISCELLANEOUS REVENUE										
361000 Rents/Leases	75,542	76,693	65,793	67,765	72,700	93%	70,100		70,100	96%
361001 LCRFD Firehall Rent	12,000	12,000	12,000	12,000	12,000	100%	12,000		12,000	100%
362000 Miscellaneous Revenue	21,026	24,066	35,056	15,449	25,500	61%	23,500		23,500	92%
365001 DNRC - Arbor Day Grant	850	850	850	850	850	100%	850		850	100%

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	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27

1000 GENERAL										
365007 MUCFA-Tree Care Grant					5,000	0%			0	0%
367000 Sale of Junk or Salvage		11,900		3,365	500	673%	500		500	100%
Group:	109,418	125,509	113,699	99,429	116,550	85%	106,950	0	106,950	91%
370000 INVESTMENT EARNINGS										
371010 Investment Earnings	6,995	35,018	34,264	21,198	30,000	71%	30,000		30,000	100%
Group:	6,995	35,018	34,264	21,198	30,000	71%	30,000	0	30,000	100%
Fund:	1,422,912	1,521,763	1,545,406	1,601,083	1,566,254	102%	1,641,749	0	1,641,749	104%
2260 Emergency Disaster										
310000 TAXES										
311010 Real Property Taxes					0	0%	10,694		10,694	*****%
Group:					0	0%	10,694	0	10,694	*****%
Fund:					0	0%	10,694	0	10,694	*****%
2350 Local Government Study Commission										
310000 TAXES										
314130 Local Government Study			26,029	3,085	3,971	78%	887		887	22%
Group:			26,029	3,085	3,971	78%	887	0	887	22%
Fund:			26,029	3,085	3,971	78%	887	0	887	22%
2386 IP SETTLEMENT										
360000 MISCELLANEOUS REVENUE										
362011 INTERNATIONAL PAPER					1,464,407	0%	314,374		314,374	21%
Group:					1,464,407	0%	314,374	0	314,374	21%
370000 INVESTMENT EARNINGS										
371010 Investment Earnings	6,887	27,214	25,222	58,202	60,000	97%	60,000		60,000	100%
Group:	6,887	27,214	25,222	58,202	60,000	97%	60,000	0	60,000	100%

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	22-23	23-24	24-25	25-26	Budget	Rec.	Budget	Change	Budget	Budget
	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27
Fund:	6,887	27,214	25,222	58,202	1,524,407	4%	374,374	0	374,374	24%
2387 Special Grants										
330000 INTERGOVERNMENTAL REVENUES										
331010 CDBG					0	0%	40,000		40,000	****%
334002 MAIN ST Grant				50,521	0	***%	150,000		150,000	****%
334123 NRDP Grant				-15,500	250,000	-6%	210,000		210,000	84%
334201 State Grant - Commerce				75,000	0	***%			0	0%
337001 Police Special Grants	16,840	32,656	112,132	50,000	224%		50,000		50,000	100%
337002 Streets Special Grants	4,500	6,448	61,630	5,000	***%		5,000		5,000	100%
337003 City Special Grants	39,372	28,160	26,480	30,000	88%		30,000		30,000	100%
Group:	60,712	67,264	310,263	335,000	93%		485,000	0	485,000	144%
Fund:	60,712	67,264	310,263	335,000	93%		485,000	0	485,000	144%
2388 Large Tax Payer Reserve Account										
380000										
383000 Interfund Operating					0	0%	41		41	****%
Group:					0	0%	41	0	41	****%
Fund:					0	0%	41	0	41	****%
2394 Building Code Enforcement										
320000 LICENSES AND PERMITS										
323010 Building Permits	37,198	57,019	17,926	50,000	36%		56,950		56,950	113%
Group:	37,198	57,019	17,926	50,000	36%		56,950	0	56,950	113%
Fund:	37,198	57,019	17,926	50,000	36%		56,950	0	56,950	113%
2410 Lighting Maint.										
360000 MISCELLANEOUS REVENUE										
363010 Maintenance Assessments	64,755	69,162	64,335	71,367	68,000	105%	68,000		68,000	100%
363040 Penalty & Interest	160	270	173	270	200	135%	200		200	100%
Group:	64,915	69,432	64,508	71,637	68,200	105%	68,200	0	68,200	100%

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Account	Actuals				Current	%	Prelim.	Budget	Final	% Old
	22-23	23-24	24-25	25-26	Budget	Rec.	Budget	Change	Budget	Budget
	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27
2410 Lighting Maint.										
370000 INVESTMENT EARNINGS										
371010 Investment Earnings	1,658	5,376	5,176	4,275	5,000	86%	5,000		5,000	100%
Group:	1,658	5,376	5,176	4,275	5,000	86%	5,000	0	5,000	100%
Fund:	66,573	74,808	69,684	75,912	73,200	104%	73,200	0	73,200	100%
2510 Street Maint (Sprinkling)										
360000 MISCELLANEOUS REVENUE										
363010 Maintenance Assessments	146,132	156,079	145,192	161,110	148,000	109%	148,000		148,000	100%
363040 Penalty & Interest	361	609	340	552	300	184%	400		400	133%
Group:	146,493	156,688	145,532	161,662	148,300	109%	148,400	0	148,400	100%
370000 INVESTMENT EARNINGS										
371010 Investment Earnings	680	3,816	5,571	4,487	5,000	90%	4,000		4,000	80%
Group:	680	3,816	5,571	4,487	5,000	90%	4,000	0	4,000	80%
Fund:	147,173	160,504	151,103	166,149	153,300	108%	152,400	0	152,400	99%
2820 Gas Tax HB 76										
330000 INTERGOVERNMENTAL REVENUES										
335040 Gasoline Tax	68,334	142,730	154,984	157,863	160,787	98%	160,408		160,408	99%
Group:	68,334	142,730	154,984	157,863	160,787	98%	160,408	0	160,408	99%
370000 INVESTMENT EARNINGS										
371010 Investment Earnings	1,012	6,132	8,970	8,867	5,000	177%	5,000		5,000	100%
Group:	1,012	6,132	8,970	8,867	5,000	177%	5,000	0	5,000	100%
Fund:	69,346	148,862	163,954	166,730	165,787	101%	165,408	0	165,408	99%
2821 SB 536/HB 473 BARSSA										
330000 INTERGOVERNMENTAL REVENUES										
334200 SLIPA Grant - HB 355					231,304	0%			0	0%
335041 SB 536/HB 473 BaRSSA	82,030	455,952			0	0%			0	0%
Group:	82,030	455,952			231,304	0%	0	0	0	0%

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Account	Actuals				Current	%	Prelim.	Budget	Final	% Old
	22-23	23-24	24-25	25-26	Budget	Rec.	Budget	Change	Budget	Budget
	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27
Fund:	82,030	455,952			231,304	0%	0	0	0	0%
2959 Community Development Fund										
360000 MISCELLANEOUS REVENUE										
362000 Miscellaneous Revenue	15,300		75,000		5,000	0%			0	0%
Group:	15,300		75,000		5,000	0%	0	0	0	0%
370000 INVESTMENT EARNINGS										
371010 Investment Earnings	13,821	76,964	75,795	54,021	65,000	83%	60,000		60,000	92%
373010 Interest on Economic	234	168	268	172	172	100%	172		172	100%
373020 Principal on Economic	11,911	1,977	1,877	1,973	1,974	100%	1,974		1,974	100%
Group:	25,966	79,109	77,940	56,166	67,146	84%	62,146	0	62,146	92%
Fund:	41,266	79,109	152,940	56,166	72,146	78%	62,146	0	62,146	86%
2992 American Recovery Plan Act										
330000 INTERGOVERNMENTAL REVENUES										
331991 American Recovery Plan	613,125	959,106	185,897		0	0%			0	0%
Group:	613,125	959,106	185,897		0	0%	0	0	0	0%
Fund:	613,125	959,106	185,897		0	0%	0	0	0	0%
3200 MINERAL AVE. SID PROJECT										
360000 MISCELLANEOUS REVENUE										
363001 Mineral Avenue Special	1,750	3,657	2,277	1,567	2,150	73%	2,150		2,150	100%
363040 Penalty & Interest		6	7	4	10	40%	10		10	100%
Group:	1,750	3,663	2,284	1,571	2,160	73%	2,160	0	2,160	100%
Fund:	1,750	3,663	2,284	1,571	2,160	73%	2,160	0	2,160	100%
4001 City Hall CIP										
380000										
383000 Interfund Operating	30,000	160,000	66,361		0	0%	25,000		25,000	*****%
Group:	30,000	160,000	66,361		0	0%	25,000	0	25,000	*****%

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Account	Actuals				Current	%	Prelim.	Budget	Final	% Old
	22-23	23-24	24-25	25-26	Budget	Rec.	Budget	Change	Budget	Budget
	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27
Fund:	30,000	160,000	66,361		0	0%	25,000	0	25,000	*****%
4002 Police Department CIP										
380000										
383000 Interfund Operating	27,000	25,000	31,069		0	0%	35,000		35,000	*****%
Group:	27,000	25,000	31,069		0	0%	35,000	0	35,000	*****%
Fund:	27,000	25,000	31,069		0	0%	35,000	0	35,000	*****%
4003 Fire Department CIP										
380000										
383000 Interfund Operating	40,000	65,000	114,000		0	0%	60,000		60,000	*****%
Group:	40,000	65,000	114,000		0	0%	60,000	0	60,000	*****%
Fund:	40,000	65,000	114,000		0	0%	60,000	0	60,000	*****%
4004 Streets CIP Fund										
380000										
383000 Interfund Operating	3,000	10,000	6,863		0	0%	25,000		25,000	*****%
Group:	3,000	10,000	6,863		0	0%	25,000	0	25,000	*****%
Fund:	3,000	10,000	6,863		0	0%	25,000	0	25,000	*****%
5210 WATER UTILITY										
330000 INTERGOVERNMENTAL REVENUES										
334004 MCEP Grant - Preliminary				15,000	15,000	100%			0	0%
334005 RRGL Grant - Prelimiinary				15,000	15,000	100%			0	0%
334006 MCEP - Libby Creek				460,000	460,000	100%			0	0%
Group:				490,000	490,000	100%	0	0	0	0%
340000 CHARGES FOR SERVICES										
343021 Metered Water Sales	1,588,476	1,566,181	1,900,520	2,248,119	2,220,500	101%	2,401,200		2,401,200	108%
343022 Unmetered Water Sales	1,200	800	1,200	1,200	1,200	100%			0	0%
343023 Bulk Water Sales	730	392	1,257	263	400	66%	400		400	100%

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CITY OF LIBBY
Revenue Budget Report -- MultiYear Actuals
For the Year: 2026 - 2027

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Account	Actuals				Current	%	Prelim.	Budget	Final	% Old
	22-23	23-24	24-25	25-26	Budget	Rec.	Budget	Change	Budget	Budget
	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27

5210 WATER UTILITY										
343027 Miscellaneous Water		1,800			0	0%			0	0%
343028 Water Plant Investment	10,942	18,560	23,489	38,596	18,500	209%	18,500		18,500	100%
Group:	1,601,348	1,587,733	1,926,466	2,288,178	2,240,600	102%	2,420,100	0	2,420,100	108%
360000 MISCELLANEOUS REVENUE										
362000 Miscellaneous Revenue	12,161	6,580	6,182	400	4,000	10%	4,000		4,000	100%
363040 Penalty & Interest	5	21	533	26	200	13%	200		200	100%
Group:	12,166	6,601	6,715	426	4,200	10%	4,200	0	4,200	100%
370000 INVESTMENT EARNINGS										
371010 Investment Earnings	21,786	95,684	103,768	80,768	90,000	90%	80,000		80,000	88%
Group:	21,786	95,684	103,768	80,768	90,000	90%	80,000	0	80,000	88%
Fund:	1,635,300	1,690,018	2,036,949	2,859,372	2,824,800	101%	2,504,300	0	2,504,300	88%
5211 Water Department CIP										
380000										
383000 Interfund Operating	452,935		256,368	26,744	0	***%	696,146		696,146	*****%
Group:	452,935		256,368	26,744	0	***%	696,146	0	696,146	*****%
Fund:	452,935		256,368	26,744	0	***%	696,146	0	696,146	*****%
5310 SEWER UTILITY										
330000 INTERGOVERNMENTAL REVENUES										
331010 CDBG					434,000	0%			0	0%
331073 RRGL/DNRC 1st and Montana					125,000	0%	125,000		125,000	100%
331077 DLA Grant Sewer System	352,703		-10,714		0	0%			0	0%
334061 MT COAL Waste Water PLC		2,014	378,747	17,910	464,000	4%			0	0%
334062 DNRC/RRGL Waste Water PLC	23,265		77,688		125,000	0%			0	0%
334063 CDBG Waste Water PLC		51,081	530,937	17,982	600,000	3%			0	0%
334064 MCEP 1st & Montana Lift					500,000	0%	500,000		500,000	100%
Group:	375,968	53,095	976,658	35,892	2,248,000	2%	625,000	0	625,000	27%
340000 CHARGES FOR SERVICES										
343031 Sewer Service Charges	743,762	776,040	1,044,010	1,252,095	1,278,100	98%	1,301,200		1,301,200	101%
343034 Sewer Plant Investment	19,670	33,493	15,272	40,116	23,000	174%	26,000		26,000	113%

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CITY OF LIBBY
Revenue Budget Report -- MultiYear Actuals
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Account	Actuals				Current	%	Prelim.	Budget	Final	% Old
	22-23	23-24	24-25	25-26	Budget	Rec.	Budget	Change	Budget	Budget
	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27

5310 SEWER UTILITY										
343036 Miscellaneous Sewer	130		1,200	1,200	1,200	100%			0	0%
Group:	763,562	809,533	1,060,482	1,293,411	1,302,300	99%	1,327,200	0	1,327,200	101%
360000 MISCELLANEOUS REVENUE										
362000 Miscellaneous Revenue	5,104	1,110			100	0%			0	0%
363040 Penalty & Interest	9	12	50	13	50	26%	50		50	100%
Group:	5,113	1,122	50	13	150	9%	50	0	50	33%
370000 INVESTMENT EARNINGS										
371010 Investment Earnings	5,328	26,374	30,064	25,625	28,000	92%	20,000		20,000	71%
Group:	5,328	26,374	30,064	25,625	28,000	92%	20,000	0	20,000	71%
Fund:	1,149,971	890,124	2,067,254	1,354,941	3,578,450	38%	1,972,250	0	1,972,250	55%
5311 Sewer Department CIP										
380000										
383000 Interfund Operating	168,124		77,315	25,750	0	***%	358,000		358,000	*****%
Group:	168,124		77,315	25,750	0	***%	358,000	0	358,000	*****%
Fund:	168,124		77,315	25,750	0	***%	358,000	0	358,000	*****%
7120 FIRE RELIEF AGENCY FUND										
310000 TAXES										
311010 Real Property Taxes	53,243	55,181	53,374	57,035	54,669	104%	58,335		58,335	106%
Group:	53,243	55,181	53,374	57,035	54,669	104%	58,335	0	58,335	106%
Fund:	53,243	55,181	53,374	57,035	54,669	104%	58,335	0	58,335	106%
8010 Cemetery Perpetual Care										
340000 CHARGES FOR SERVICES										
343320 Sales of Cemetery Plots					0	0%	2,475		2,475	*****%
Group:					0	0%	2,475	0	2,475	*****%

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CITY OF LIBBY
Revenue Budget Report -- MultiYear Actuals
For the Year: 2026 - 2027

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Account	Actuals				Current	%	Prelim.	Budget	Final	% Old
	22-23	23-24	24-25	25-26	Budget	Rec.	Budget	Change	Budget	Budget
	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27	26-27

8010 Cemetery Perpetual Care										
370000 INVESTMENT EARNINGS										
371010 Investment Earnings					0	0%	3		3	*****%
Group:					0	0%	3	0	3	*****%
Fund:					0	0%	2,478	0	2,478	*****%
Grand Total:	6,010,635	6,424,214	7,156,355	6,780,929	10,635,448		8,761,518	0	8,761,518	

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CITY OF LIBBY
Cash Report
For the Accounting Period: 8/26

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Fund/Account	Beginning Balance	Received	Transfers In	Disbursed	Transfers Out	Ending Balance
1000 GENERAL						
101000 Cash - Operating	812,893.96	7,482.50	399.64	41.00	36,400.96	784,334.14
103000 PETTY CASH	625.00	0.00	0.00	0.00	0.00	625.00
Total Fund	813,518.96	7,482.50	399.64	41.00	36,400.96	784,959.14
2260 Emergency Disaster						
101000 Cash - Operating	-1,108,060.76	0.00	0.00	0.00	256,604.44	-1,364,665.20
2350 Local Government Study Commission						
101000 Cash - Operating	21,600.41	0.00	0.00	0.00	0.00	21,600.41
2386 IP SETTLEMENT						
101000 Cash - Operating	1,973,925.51	0.00	0.00	0.00	0.00	1,973,925.51
2387 Special Grants						
101000 Cash - Operating	2,691.92	21,854.00	0.00	0.00	0.00	24,545.92
2388 Large Taxpayer Reserve Account						
101000 Cash - Operating	0.00	41.00	0.00	0.00	0.00	41.00
2394 Building Code Enforcement						
101000 Cash - Operating	12,127.43	0.00	0.00	0.00	0.00	12,127.43
2410 Lighting Maint.						
101000 Cash - Operating	159,920.62	0.00	0.00	0.00	0.00	159,920.62
2510 Street Maint (Sprinkling)						
101000 Cash - Operating	189,529.42	0.00	0.00	0.00	6,131.98	183,397.44
2820 Gas Tax HB 76						
101000 Cash - Operating	354,771.81	0.00	0.00	0.00	0.00	354,771.81
2821 SB 536/HB 473 BARSSA						
101000 Cash - Operating	219,252.55	0.00	0.00	0.00	0.00	219,252.55
2959 Community Development Fund						
101000 Cash - Operating	1,668,437.03	0.00	0.00	0.00	1,528.00	1,666,909.03
2992 American Recovery Plan Act						
101000 Cash - Operating	-7,621.00	0.00	0.00	0.00	0.00	-7,621.00
3200 MINERAL AVE. SID PROJECT						
101000 Cash - Operating	6,157.41	0.00	0.00	0.00	0.00	6,157.41
4001 City Hall CIP						
101000 Cash - Operating	346,297.99	0.00	0.00	0.00	17,178.00	329,119.99
4002 Police Department CIP						
101000 Cash - Operating	140,000.00	0.00	0.00	0.00	0.00	140,000.00
4003 Fire Department CIP						
101000 Cash - Operating	240,000.00	0.00	0.00	0.00	0.00	240,000.00
4004 Streets CIP Fund						
101000 Cash - Operating	30,000.00	0.00	0.00	0.00	0.00	30,000.00
5210 WATER UTILITY						
101000 Cash - Operating	1,278,759.35	102,882.96	45.63	0.00	49,695.10	1,331,992.84
102200 Cash - Customer Water	47,625.00	0.00	0.00	0.00	0.00	47,625.00
102250 \$800K-Current Reserve	26,741.00	0.00	0.00	0.00	0.00	26,741.00
102251 \$800K-Future Reserve	53,483.36	0.00	0.00	0.00	0.00	53,483.36
102252 \$490K Debt Reserve	21,476.00	0.00	0.00	0.00	0.00	21,476.00
102253 \$3,200K Debt Reserve	140,192.00	0.00	0.00	0.00	0.00	140,192.00
102254 \$2,268K WTR Dist. Current	7,485.00	0.00	0.00	0.00	0.00	7,485.00

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CITY OF LIBBY
Cash Report
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Fund/Account	Beginning Balance	Received	Transfers In	Disbursed	Transfers Out	Ending Balance
102255 \$2,268K Debt Reserve	89,820.00	0.00	0.00	0.00	0.00	89,820.00
102256 DNRC Short-Lived Asset	73,388.00	0.00	0.00	0.00	0.00	73,388.00
102257 DNRC Coal Sev Tax Bonds	8,463.00	0.00	0.00	0.00	0.00	8,463.00
102258 DNRC General Reserve	130,425.00	0.00	0.00	0.00	0.00	130,425.00
102259 DNRC RD Bonds Reserve	122,438.33	0.00	0.00	0.00	0.00	122,438.33
102260 USDA-RD Short-Lived Asset	710,301.57	0.00	0.00	0.00	0.00	710,301.57
Total Fund	2,710,597.61	102,882.96	45.63		49,695.10	2,763,831.10
5211 Water Department CIP						
101000 Cash - Operating	808,117.15	0.00	0.00	0.00	0.00	808,117.15
5310 SEWER UTILITY						
101000 Cash - Operating	722,571.19	52,109.55	202.28	0.00	31,644.81	743,238.21
102231 Cab Hgts Debt Reserve	66,384.00	0.00	0.00	0.00	0.00	66,384.00
102241 RD Loans Short-Lived Asset	256,283.08	0.00	0.00	0.00	0.00	256,283.08
102243 RD Bond Debt Reserve	29,136.00	0.00	0.00	0.00	0.00	29,136.00
Total Fund	1,074,374.27	52,109.55	202.28		31,644.81	1,095,041.29
5311 Sewer Department CIP						
101000 Cash - Operating	140,507.89	0.00	0.00	0.00	0.00	140,507.89
7120 FIRE RELIEF AGENCY FUND						
101000 Cash - Operating	6,601.08	0.00	0.00	0.00	0.00	6,601.08
7458 TECHNOLOGY SURCHARGE/TO COUNTY FOR STATE						
101000 Cash - Operating	204.00	110.00	0.00	0.00	0.00	314.00
7467 LAW ENFORCEMENT SURCHARGE/TO COUNTY FOR STATE						
101000 Cash - Operating	704.00	110.00	0.00	0.00	0.00	814.00
7910 PAYROLL FUND						
101000 Cash - Operating	118,419.56	0.00	0.00	0.00	0.00	118,419.56
7930 CLAIMS FUND						
101000 Cash - Operating	56,573.12	0.00	398,535.74	46,964.59	0.00	408,144.27
Totals	9,978,647.98	184,590.01	399,183.29	47,005.59	399,183.29	10,116,232.40

*** Transfers In and Transfers Out columns should match, with the following exceptions:

- 1) Cancelled electronic checks increase the Transfers In column. Disbursed column will be overstated by the same amount and will not balance to the Redeemed Checks List.
- 2) Payroll Journal Vouchers including local deductions with receipt accounting will reduce the Transfers Out column by the total amount of these checks.

RESOLUTION NO. 2073

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LIBBY FIXING THE ANNUAL APPROPRIATIONS FOR THE CITY OF LIBBY, MONTANA FOR THE 2026- 2027 BUDGET

SECTION I. That the annual appropriations for the General Fund and other tax supported budgets of the City of Libby, Montana, and the same is hereby fixed as follows:

<u>Department</u>	<u>Proposed Budget</u>
Executive Services	49,090
City Court	35,384
Financial Services	95,648
Elections	10,000
Planning	10,000
Legal Services	59,359
Facilities Administration	207,351
Facilities, City Hall Roof	9,500
Police	624,609
Fire	118,755
Fire Hall Roof	6,000
Road and Street Services	179,954
Sidewalks & Curbs	25,000
Cemetery	58,079
Animal Control	25,000
Parks	69,179
<u>Other Allocated Costs</u>	<u>58,850</u>
Total General Fund	\$1,641,749
 SID	 1,963
Large Taxpayer Reserve Account	41
Fire Relief (non-Budgeted fund) 9.7254 mills	58,335
Lighting Maintenance District	110,000
Street Maintenance District	171,833

SECTION II. The following non-tax supported budgets are provided herein for information purposes only:

Emergency Disaster	10,694
Local Government Study	22,627
IP Settlement	510,000
Special Grants	485,000
Building Code Enforcement	56,950
Gas Tax HB 76	326,066
SB 536 / HB 473 BARSSA	224,903
Water Fund	2,504,300
Sewer Fund	1,972,250
Community Development	200,000
Cemetery Perpetual Care	2,478
<u>CIP FUNDS</u>	<u>1,320,674</u>
TOTAL ALL FUNDS	\$9,619,863

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LIBBY,
MONTANA** this 17th day of August 2026.

Mayor Hugh Taylor

Attest: _____
Clerk-Treasurer Leann Monigold

RESOLUTION NO 2074

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LIBBY
SETTING TAX LEVY FOR THE YEAR 2027 UPON ALL REAL PROPERTY
IN THE CITY OF LIBBY FOR GENERAL AND SPECIAL PURPOSES**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LIBBY,
MONTANA THAT;**

SECTION 1 There is hereby levied on all property within the corporate limits of the City of Libby for the tax year 2027 the following taxes for the purpose hereinafter set forth.

For the General All-Purpose Fund, including all salaried and incidental expenses for the fiscal year ending June 30, 2027, one hundred one and 27/100 (101.27) mills.

For providing funds for the Fire Relief Agency Fund sufficient to meet the requirements of such fund, ten and 91/100 (10.91) mills.

TOTAL MILLS: 112.18

SECTION 1 There shall be levied in Lighting Maintenance District No.1 the sum of \$9.97per city lot of 3,175 sq. ft. on all property in said district as same as described in the Resolution No. 1120. Large tracts, undeveloped or partially undeveloped tracts shall be levied and assessed as provided in Resolution No. 1120. All the properties shall be levied and assessed those amounts for the cost of maintaining Lighting District No. 1 for the tax year 2027.

SECTION 2 There shall also be levied in Street Maintenance District No. 1 (Sprinkling) the sum of \$22.50 per city lot of 3,175 sq. ft. on all property in said district as described in Resolution No. 1119. Large tracts, undeveloped or partially undeveloped tracts shall be levied and assessed as provided in Resolution No. 1119. All the properties shall be levied and assessed those amounts for the cost of maintaining Sprinkling District No. 1 for the tax year 2027.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LIBBY,
MONTANA** this 17th day of August 2026.

Mayor Hugh Taylor

Attest: _____
Clerk-Treasurer Leann Monigold



2026 Certified Taxable Valuation Information

(15-10-202, MCA)

Lincoln County

CITY OF LIBBY

MONTANA

Form AB-72T

Rev. 6-26

Certified values are now available online at property.mt.gov/cov

1. 2026 Total Market Value ¹	\$	443,073,725
2. 2026 Total Taxable Value ²	\$	5,379,892
3. 2026 Taxable Value of Newly Taxable Property.....	\$	35,486
3A. Class 4 Newly Taxable.....	\$	31,803
3B. All Other Classes Newly Taxable.....	\$	3,683
3C. Abated Property Newly Taxable.....	\$	-
4. 2026 Taxable Value less Incremental Taxable Value ³	\$	5,373,692
5. 2026 Taxable Value of Net and Gross Proceeds ⁴ (Class 1 and Class 2).....	\$	-
6. TIF Districts		

Tax Increment District Name	Current Taxable Value ²	Base Taxable Value	Incremental Value
Kootenai Business Park	\$18,009	\$157,299	\$6,200
Total Incremental Value			\$ 6,200

Preparer Rachelle Adamson

Date 7/31/2026

¹Market value does not include class 1 and class 2 value

²Taxable value is calculated after abatements have been applied

³This value is the taxable value less total incremental value of all tax increment financing districts

⁴The taxable value of class 1 and class 2 is included in the taxable value totals

For Information Purposes Only

2026 taxable value of centrally assessed property having a market value of \$1 million or more, which has transferred to a different ownership in compliance with 15-10-202(2), MCA.

I. Value Included in "newly taxable" property	\$	-
II. Total value exclusive of "newly taxable" property	\$	-

Note

Special district resolutions must be delivered to the department by the first Thursday after the first Tuesday in September, 9/3/2026, or within 30 calendar days after the date on this form 7-11-1025(8), MCA.

The county clerk and recorder must provide mill levies for each taxing jurisdiction to the department by the second Monday in September, 9/13/2026, or within 30 calendar days after the date on this form 15-10-305(1)(a), MCA.

Determination of Tax Revenue and Mill Levy Limitations

Section 15-10-420, MCA

Aggregate of all Funds/or _____ Fund,

FYE June 30, 2027

Reference Line		Enter amounts in yellow cells	Auto-Calculation (If completing manually enter amounts as instructed)
(1)	Enter Ad valorem tax revenue <u>ACTUALLY</u> assessed in the prior year Year's form Line 17	(from Prior \$ 582,612	\$ 582,612
(2)	Add: Current year inflation adjustment @ 2.97%		\$ 17,304
(3)	Subtract: Ad valorem tax revenue <u>ACTUALLY</u> assessed in the prior year for Class 1 and 2 property, (net and gross proceeds) (from Prior Year's form Line 20)- (enter as negative)	\$ -	\$ -
(4)	Adjusted ad valorem tax revenue		\$ 599,916
= (1) + (2) + (3)			
<u>ENTERING TAXABLE VALUES</u>			
(5)	Enter 'Total Taxable Value' - from Department of Revenue <i>Certified Taxable Valuation Information</i> form, line # 2	\$ 5,379,892	\$ 5,379.892
(6)	Subtract: 'Total Incremental Value' of all tax increment financing districts (TIF Districts) - from Department of Revenue <i>Certified Taxable Valuation Information</i> form, line # 6 (enter as negative)	\$ (6,200)	\$ (6.200)
(7)	Taxable value per mill (after adjustment for removal of TIF per mill incremental district value)		\$ 5,373.692
= (5) + (6)			
Subtract: 'Total Value of Newly Taxable Property' - from Department of Revenue <i>Certified Taxable Valuation Information</i> form, lines # 3A, #3B, #3C (enter as negative)			
(8)	Reserve (Yes or No)	Yes	
(9)	Class 4 Newly Taxable-from Department of Revenue <i>Certified Taxable Valuation Information</i> form, line # 3A (enter as negative)	\$ (31,803)	\$ (23.852)
(10)	All Other Newly Taxable-from Department of Revenue <i>Certified Taxable Valuation Information</i> form, line #3B (enter as negative)	\$ (3,683)	\$ (1.842)
(11)	Abated Newly Taxable-from Department of Revenue <i>Certified Taxable Valuation Information</i> form, line #3C (enter as negative)	\$ -	\$ -
(12)	Total Newly Taxable Per Mill		\$ (25.694)
(13)	Subtract: 'Taxable Value of Net and Gross Proceeds, (Class 1 & 2 properties)' - from Department of Revenue <i>Certified Taxable Valuation Information</i> form, line # 5 (enter as negative)	\$ -	\$ -
(14)	Adjusted Taxable value per mill		\$ 5,347.998
= (7) + (12) + (13)			
-15	CURRENT YEAR calculated mill levy		\$ 112.176
(16)	CURRENT YEAR calculated ad valorem tax revenue		\$ 602,798
= (7) x (15)			
<u>CURRENT YEAR AUTHORIZED LEVY/ASSESSMENT</u>			
(17)	Enter total number of carry forward mills from prior year (from Prior Year's form Line 22)	0.00	0.00
(18)	Total current year authorized mill levy, including Prior Years' carry forward mills		112.18
= (15) + (17)			
(19)	Total current year authorized ad valorem tax revenue assessment		\$ 602,821
= (7) x (18)			
<u>CURRENT YEAR ACTUALLY LEVIED/ASSESSED</u>			
(20)	Enter number of mills actually levied in current year. This number should match either: - The total non-voted mills, or - A voted mill that was converted in FY2026 to the 15-10-420 formula.		
(21)	Indicate the name of the voted mill in the title of this form. The mills will include the number of carry forward mills actually imposed per the final approved current year budget document. <u>Do Not</u> include permissive mills imposed in the current year.	112.18	112.18
(22)	Total ad valorem tax revenue actually assessed in current year		\$ 602,821
= (7) x (20)			
<u>RECAPITULATION OF ACTUAL:</u>			
(23)	Ad valorem tax revenue actually assessed		\$ 599,939
(24)	Ad valorem tax revenue actually assessed for newly taxable property		\$ 2,882
(25)	Ad valorem tax revenue actually assessed for Class 1 & 2 properties (net-gross proceeds)		\$ -
(26)	Total ad valorem tax revenue actually assessed in current year		\$ 602,821
= (22) + (23) + (24)			
(27)	Ad valorem tax revenue for large taxpayer reserve account		\$ 41
(28)	Total carry forward mills that may be levied in a subsequent year (Number should be equal to or greater than zero. A (negative) number indicates an over levy.)		0.00
= (18) - (20)			

RESOLUTION NO. 2072

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LIBBY MONTANA
CHANGING THE ZONING OF CERTIFICATE OF SURVEY 5014RB FOR PARCEL A1
FROM RESIDENTIAL A TO HIGHWAY COMMERCIAL AND PARCEL B FROM
RESIDENTIAL A TO RESIDENTIAL BUSINESS**

WHEREAS the property described in the attached exhibit, Certificate of Survey 5014RB, is within the city limits of Libby, Montana; and

WHEREAS said property was given a Residential A designation at the time of annexation; and

WHEREAS the city of Libby recognizes the changing uses of the former school property; and

WHEREAS the city of Libby created Highway Commercial District in 2020 and Residential Business District in 2024; and

WHEREAS assigning a Highway Commercial designation for parcel A1 and Residential Business designation for parcel B is compatible with location and new use is desired; and

WHEREAS the city of Libby city council held public hearings on the rezoning and voted in the affirmative for approval of the rezoning on August 3rd, 2026.

NOW, THEREFORE, BE IT RESOLVED that the city council of the city of Libby rezones the property described as:

PARCEL A1, Certificate of Survey 5014RB, be rezoned from Residential A district to Highway Commercial district as defined in the City's Municipal Code; and

PARCEL B, Certificate of Survey 5014RB, be changed from Residential A district to Residential Business district as defined in the City's Municipal Code.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LIBBY, MONTANA,
on this 17th day of August 2026.

Hugh Taylor, Mayor

Attest: _____
Leann Monigold, Clerk/Treasurer



Lincoln County Rural Fire District # 1



PO Box 369
Libby, Mt. 59923

Telephone

(406) 293-9217

Fax

(406) 293-3219

Agreement between Lincoln County Rural Fire District #1 and the City of Libby
July 1, 2026

aka-Employee contract-Effective July 1, 2026

After review of any and all discoverable previous documents (original agreement made February 20, 1999 with subsequent changes following) (July 1, 2024 contract) pertaining to sharing of financial responsibilities for employees that conduct work activities that benefit both LCRFD and City of Libby local government agencies based on submitted time cards documenting time spent in hours conducting LCRFD or City of Libby Fire Department activities, the following agreement shall replace any and all previous agreements.

The Fire Marshal's wages shall be paid 50% by LCRFD and 50% by City of Libby

Part Time Fire Inspector wages shall be 70% BY LCRFD and 30% by City of Libby

The Fleet Manager wages shall be paid 90% by LCRFD and 10% by City of Libby

These employees are 2 Full time employees and 1 part time of the Lincoln County Rural Fire District, any and all decisions pertaining to their employment, wages, benefits are under the discretion of the board of directors of the Lincoln County Rural Fire District #1.

As of July 1, 2026 the following figures shall be used for payment allocations:

Lauer(Fire Marshal) annual salary=\$72,800.00	50% LCRFD=\$36,400.00	50%City=\$36,400.00
Joe Wood(Fleet Manager) annual salary=\$62,400.00	90%LCRFD=\$56,160.00	10%City=\$6,240.00
Steve Scheer (Part time Fire Inspector) = \$29,000	70%LCRFD=\$20,300.00	30%City=\$8,700.00

Total Annual contract payment from City of Libby paid to Lincoln County Rural Fire District = \$51,340.00

Any increases or decreases in either wages or % of time spent shall be adjusted and submitted to City of Libby annually beginning June 30th, 2027 to meet any adjustment obligations.

Lincoln County Rural Fire District#1
Representative

Lincoln County Rural Fire District #1
Representative (Print)

Date _____

City of Libby
Representative

City of Libby
Representative (Print)

Date _____