

MINUTES  
TREECE RELOCATION ASSISTANCE TRUST  
FEBRUARY 17, 2011 CHEROKEE CO. COURT HOUSE  
11:00 AM

Meeting called to order by Vice Chair Betty McBride

Roll Call: McBride, Dahmen, Hamilton -- Bicknell via conference call

Staff: Bob Jurgens -- Ryan Singer via conference call

Attorney William Morin also present

MMSC (Bicknell/Hamilton) to approve the minutes of the last meeting as presented.

Accounting Report: Jurgens submitted the income & expense report thru 1/31/11. Income of \$792,235 & KDHE expenses of \$13,139

MMSC (Hamilton/Bicknell) to approve the Accounting report.

Invoices Submitted: Mid-America Appraisals two invoices; \$50.00 & \$2,150; Complete Titles Services \$2,665.00; Crawford County Abstract \$3,480.00; First American Title \$12.00; William Morin Atty \$2,227.50; Jim Dahmen \$194.01.

MMSC (Hamilton/Bicknell) to pay the invoices submitted.

Bicknell Comments: Eddie Hamilton appointment expiration has been in question as well as John Delmont's, as it relates to expiration of terms. The Governors office is checking into the issue and will get back to the Trust.

**OLD BUSINESS:**

Offers to Purchase: Three more property owners have accepted our offer. Several additional people have indicated their intention to accept. Nine to ten people are still uncertain at this point. We have received three definite NO's to our offers. Jurgens will be submitting an expenditure request for \$123,750 for the next batch of acceptance offers. Additional funds will also be requested for the Operating Account of the Trust.

Phase II Appraisals: Waiting on McColm Appraisals to complete his work. It should be this week. The properties are one wood structure, five mobile homes, and two renters (R-05 & R-07)

EPA HHHW Project: Scheduled for 3/12/11 in Treece.

Closing Status: Dahmen reported 15 parcels were in queue awaiting funds transfer from EPA. Jurgens reported a couple of the properties have some legal issues needing correction. They should be done next week.

Back Taxes Issue: The closing company will be withholding any back taxes due, with funds coming out of the settlement with the seller. Betty McBride mentioned the three parcels in Treece that were in the upcoming sheriff's sale have not been removed from the sale docket. Betty indicated the County attorney blamed his secretary for the oversight. Bob mentioned that two of the properties have already been closed on, with only one remaining on the docket.

Pro-Rated Tax Matter: Dahmen reported that Crawford County Abstract had remitted the pro-rated taxes on the parcels they closed on. Those dollars have been deposited in the Operating Account at Exchange State Bank.

State Board of Tax Appeals: Betty McBride expressed that the Trust needs to contact the State Board of Tax Appeals as to what procedure we need to follow to remove the properties from the tax rolls acquired by the Trust. Jurgens indicated he would get the process going.

Trust Tax Exemption Certificate/Number: Staff suggested Wm. Morin proceed in getting a tax exemption number for the Trust. The members agreed.

Kansas Gas Service: Jurgens informed the Trust KGS has not petitioned the KCC for approval to withdraw from serving Treece. He further suggested the Trust and staff should continue to enlighten possible remaining citizens of Treece they may need to convert to Propane for heating fuel. Eventually, we will need to write a letter sharing this possibility, but we need to finish Phase II first.

Property Protection after Buy-out: Members agreed that we would have to move quickly on mobile home sales, either via a broker or auction, to avoid vandalism. Bob Jurgens indicated his goal to have cost estimates for these services at the next meeting.

Mobile Home Closings: To date 8 will be in the Trust purchase effort. Four will be moved. This is out of a total of 31 mobile homes in the effort. It costs between \$30-40,000 to move a double-wide mobile home, when all the ancillary costs are included. Actual move of the structure is \$5-10,000.

**NEW BUSINESS:**

2/17/11 Property Removal Request: Charles Morlin Tire Shop (NR-01) Mr. Morlin would like to remove the following: metal trusses and metal decking on the concrete block structure, the lean-to, metal sheeting, fencing, out-building, and the front door of his residence (he will replace the door with a modestly priced metal door)

MMSC (Hamilton/Dahmen) to allow the removal of said items.

MMSC (Hamilton/Dahmen) to approve an amendment to the move-out agreement for the following persons to allow for additional time to vacate their property: Dixie Busby ORW-05; Beverly Box ORM-04; Larry Hargis ORW-13.

Appraisal Reviews: None being done at this time.

Public Comments: Judy Blunk—inquired as to whether she should pay the current taxes or will the closing company handle that? We suggested she allow the closing company to calculate the pro-rated amount. Mrs. Blunk indicated it will cost a total of \$39,388.77 to move their mobile home. Bob Jurgens indicated this cost is well below the cost of purchasing the home.

MMSC (Hamilton/Dahmen) to accept this cost quote. Jurgens explained they would get 75% of this amount, and the balance after the unit is removed from Treece.

Randy Barr--- Asked if once you have signed the offer letter, can you change your mind? Attorney Morin expressed that the signing is a contract.

MMSC (Hamilton/Dahmen) to go into Executive Session for attorney client discussions on the Program Plan relative to property acquisition., for a period of 45 minutes from 11:45 to 12:30.

MMSC (Hamilton/Dahmen) to go back into regular session

Next Meetings: 2/24/11 at 11:00; 3/3/11 at 10:00; 3/11/11 at 1:00. Next public meeting to be set for mid-March.

MMSC (Dahmen/Hamilton) to adjourn.

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Jim Dahmen, Secretary 2/17/11