

TREECE RELOCATION ASSISTANCE TRUST  
MINUTES OF 2/9/12, 9:00 AM  
CHEROKEE COUNTY, KANSAS COURT HOUSE

Meeting called to order by Vice Chairperson Betty McBride

Roll call: Dahmen, McBride, Hamilton, with Bicknell & Delmont via conference call  
Staff: Jurgens  
Legal: Morin

MMSC (Hamilton/Delmont) to approve the minutes 1/26/12

**Payment Status:** Dahmen reported bank balances of \$10,453.70 in American Bank; \$175,496.64 in Exchange Bank. Invoices to be presented: \$16,450 from B-3 Construction and \$58.20 from Jim Dahmen (copying).

MMSC (Hamilton/Delmont) to approve financial report & pay the invoices. Pass 5-0

**Program Plan Revision Re-submission:**

MMSC (Bicknell/Delmont) to re-submit to the Governors office the Trust's Plan revisions, because the Governors office could no longer find the original and 30 days for approval have elapsed. Pass 5-0

**Note:** Jurgens reported KDH&E is submitting to the Legislative Committee responsible for oversight of our Trust functions, a report of our progress since inception.

**Buy-Out Expenditure Request** (Operating Account):

MMSC (Dahmen/Hamilton) to submit to EPA a request to cover the cost of demolition in Chubb's Addition & Treece North addition in the amount of \$32,300. Pass 5-0

**Applications:** Sam Freeman has submitted an application and will be acted upon once the Governor signs our Plan modifications. John Rather, the renter in the mobile home qualifies for the \$1,000 moving reimbursement. A one acre parcel will be carved out of the tract to effect the acquisition.

**Wildlife & Parks vs. Auction:** David Jenkins appeared before the Trust expressing a doubtful interest by W&P in acquiring Treece.

MMSC (Dahmen/Hamilton) to place the properties acquired by the Trust up for auction when the timing is appropriate. Pass 4-0

**Note:** Because the owners of the Humble property on HWY 69 have not executed an application, said property will no longer be considered as an acquisition possibility.

**Demolition Status:** Jurgens reported the demolition was about 50% completed. He further reported that substantial vandalism has occurred on the Bob & Betty Hunt property, and he has request B-3 Construction to address this property next.

**Water Tower:** Jurgens reported the contractor/winning bidder has returned to Kansas from another job, and has assured Jurgens he will get right on the removal of the tower.

**Module II concrete removal ambiguity:** RFP was not very clear thus B-3 Construction is asking for a change order in the amount of \$15,076.81, for work on concrete removal that was not clearly visible on initial inspection prior to bid submission.

MMSC (Hamilton/Delmont) to approve the change order request from B-3 on the amount of \$15,076.81. Pass 4-0

**Vacant Lot Status:** An application has been received from John Finn on his property. Carl & Maxine Wyles property, KDH&E has found two nieces living in Miami, OK, and have located a daughter-in-law, Patty Wyles, living in Fort Worth, TX. Communications with Patty have proven unfruitful. This property

may be a candidate for a tax sale. Difficulties have also continued with finding owners and/or obtaining clear title on the following properties: Ashworth, Hart, Whitehed, and Cummings. Efforts continue.

**Complete Title Issue:** No Progress. Morin reported he had not had time to write the letter he was asked to write to the Secretary of the Missouri Insurance Department.

**Closings:** A huge amount of time was spent on discussing ORM03 back taxes owed on a mobile home and real estate. The owners owe Cherokee County over \$8,000 and the Kansas Department of Revenue approximately \$980.

MMSC (Dahmen/Delmont) to authorize William Morin to write and send a registered letter of invitation to the owners to attend the next Trust meeting on March 1<sup>st</sup>, to discuss how the back taxes will be paid. Pass 4-0

MMSC (Dahmen/Hamilton) to request Nancy Herronbruck, Cherokee County Appraiser to file a Tax Grievance with the Cherokee County Commission on the Blunk property for the years 2009, 2010, 2011, to correct a clerical error discovered during our discussions. Pass 4-0

**Note:** Contact for assistance would be: Bill Water, attorney at the Division of Property Valuation, 785-296-2365. For the 2008 year, the County Commission would have to file with the state and pay a \$25 filing fee.

**Budget:** See attached pro forma budget reflecting an anticipated positive balance of \$292,394.53 at the end of the project.

Next Meetings: March 1<sup>st</sup>, 11:00; March 22, 11:00.

MMSC (Hamilton/Dahmen) to adjourn.

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Jim Dahmen, Secretary, 2/9/12

**Estimated Budget 2/9/12**

Offers Accepted	\$ 2,308,339.30
Potential Offers	\$ 140,506.67
Potential Offers - Contingency	\$ 50,000.00
Demo including roads	\$ 350,000.00
Potential purchase - Demo	\$ 45,000.00
Demo Contingency (25%)	\$ 87,500.00
Trust Admin to date	\$ 280,147.50
Trust Admin (15 months)	\$ 185,000.00
Survey/Legal Transfer	\$ 50,000.00
Chat handling est.	\$ 100,000.00
	\$ 3,596,493.47