

TREECE RELOCATION ASSISTANCE TRUST MEETING  
OF  
MARCH 22, 2012, CHEROKEE COUNTY COURT HOUSE  
11:00 A.M.

Meeting called to order by Vice Chair Betty McBride

Attendance: Dahmen, McBride, Hamilton; via conf. phone Delmont & Bicknell

Staff: Jurgens

Legal: Morin

**MMSC** (Hamilton/McBride) to approve the minutes of the previous meeting.

**Payment Status:** Dahmen reported bank balances of \$159,472.42 @ Exchange Bank; \$10,453.70 @ American Bank. Invoices of B-3 in the amount of \$14,336.52; Real Estate taxes on V-19 for \$7.32; Crawford County Abstract for title searches on V-33 & V-27 for \$150 each.

**MMSC** (Delmont/Bicknell) to approve the financial report and the invoices for payment.

**Buy-out Expenditure Request:** Jurgens submitted an expenditure request to the Trust to be submitted to EPA for a total of \$125,569.17 to cover the expenses on Blocks 11, 12, 5, 6, 7, 10, 15, and in Chubb's Addition blocks 1 & 2, 3, plus street milling (\$104,186.50).

**MMSC** (Bicknell/Delmont) to approve and submit the request.

**NOTE:** Jurgens indicated B-3 would be sending invoices to cover work performed on February 16<sup>th</sup>, but failed to get invoiced to the Trust.

**Program Plan Revisions:** Governor has signed the plan changes. We can proceed with Hwy 69 work.

**HB 2412/Dissolution of Treece, Kansas:** Passed the Kansas Legislature with an effective date of April 15<sup>th</sup>.

**Closings: ORM-03 NOT CLOSED.** Back taxes not paid as promised by the sellers. Vanderbilt doesn't want us to file tax liens because our lien would supersede their mortgage lien. Much discussion regarding options.

**MMSC** (Dahmen/Hamilton) to **authorize Bill Morin to file with the State of Kansas** to transfer the 2008 tax obligation (\$1,342.82 approx.) from the Treece property to the mobile home located just south of Columbus, **and to further authorize Mr. Morin** to prepare Small Claims Court documents in preparation for the Trust to petition judgment against the property owners in the approximate amount of \$3,000).

**MMSC** (Dahmen/Hamilton) to **authorize Jurgens and Morin** to close on the ORM-03 property but not pay the taxes in dispute or already transferred to the new location.

**V-33 Certified/Return Request Mailed:** Jurgens reported letter was mailed last week to the last known address.

**Michael Hart S-12:** Still trying to locate a son. Effort failed. **Morin was encouraged** to finish the preparation of a Partition Law Suit on this parcel.

**Ashworth Property:** This property is ready for closing. Morin to chat with Crawford County Abstract about some details for closing.

**Cummings Property:** Not ready for closing. Still need to try and fill some, “heir gaps”

**Whitehead Property:** Morin to research ownership claim from Bennie Whited.

**Finn V-27 Property:** Morin to verify status and get back to Jurgens.

**Vice Chair Request:** That a list be prepared of all the properties we are having difficulty with, and owing back taxes, so the Trust can approach the County Commissioners for a tax sale.

**Offers:**

Baxter State Bank: Has accepted our offer of \$24,500

Freeman Property: No response to our offer of \$21,675.

Holiness Church: Wavering on our offer of \$34,066.66, and may decide not to sell.

Jim Woods Mktng: The Trust discussed Liability concerns if product remaining in AST’s (Above-ground Storage Tank’s) or piping is spilled during removal. The Trust intends to auction the AST’s; therefore a liability waiver in favor of the Trust will be incorporated into the offer letter to ensure the current owner retains the liability for the fuel storage systems. Offer letter to go out next week with the offer of \$40,353.64.

**Demolition Status:**

B-3 Construction: All of 10<sup>th</sup> Street done. Chubb’s 1<sup>st</sup> Addition completed. Blocks 13 & 14 done. The remaining 3 blocks should be done in next ten days. Water tower area not completed. Plan on filling the footings of the water tower to grade and leave the footings in place. Seeding of approximately 40 acres, with the authorization to proceed to be written this week. No mulching will be needed. Culvert removal to be done soon. EPA has expressed concern about the amount of chat that may be left. Jurgens told them if they want to come in and clean up after we were done, they were welcome to do so, or deal with the new owner after the auction. Telephone company easements may be required after all the work is completed. Asphalt milling to start next Monday by b\_3 with asphalt transport help from the county with county trucks.

**Complete Title Issue:** Missouri Department of Insurance gave the company until the 29<sup>th</sup> of March to respond to our requests. Mr. Brent Loetham, the new owner wants the files returned for his review (the files were given to Jurgens by the previous owner, with her stating they would probably be thrown away if we did not take them).

**NOTE:** Jurgens reported he had a deed issue on the Valerie Craig property. The deed provided doesn’t match the deed on record at closing. Jurgens will investigate with the County Appraisers office.

**NOTE:** Chairman Bicknell reported the Governors office had expressed a desire to see this project completed as quickly as possible. A June 2012 date was mentioned. Bob Jurgens expressed that a more realistic date might be the end of the year. Jurgens offered to prepare a time-line chart with his best estimates of completion.

Next Meetings: April 12, 11:00 am Cherokee County Court House

April 30, 11:00 am “ “ “

MMSC (Bicknell/Hamilton) to adjourn

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Jim Dahmen, Secretary 3/22/12