

Treece Relocation Assistance Trust Meeting
August 2, 2012, 11:00 am
Cherokee County Court House

Meeting called to order by Vice Chairwoman Betty McBride

Roll Call: Dahmen, McBride, Hamilton, Delmont, and Bicknell via conference call.

Staff: Bob Jurgens and Martin O'Brien

Legal: Bill Morin

Guests: Mr. & Mrs. Therron Dugan

Minutes:

MMSC (Hamilton/Bicknell) to approve the minutes of the July 19th meeting.

Payment Status: Dahmen reported bank balances of; \$10,453.70 in American Bank; \$134,700.80 in Exchange State Bank. Invoices submitted: Bill Morin for legal services from 1/1/12 to 6/30/12 for \$6,885, Jim Dahmen for \$420.75 for copying, printing, equipment utilization.

MMSC (Hamilton/Delmont) to approve the minutes and pay the invoices as submitted.

NOTE: Jurgens informed the Trust an invoice would be coming from B-3 Construction (amount unknown), asked that it be paid quickly.

MMSC (Hamilton/Bicknell) to pay the B-3 Construction invoice upon receipt of the approval and letter of authorization to pay, from KDHE.

Buyout Expenditure Requests: None presented.

Tax Status Update: Jurgens reported: The following deeds have not yet been recorded (SWMO Title); ORM-19 Lamb; ORW-13 Hargis; ORW-17 Leatherman; ORW-26 Hargis. Some of these need follow-up work of getting new signatures on deeds. ORM—16 Kirk has been recorded at the Court house. Tax payments have been made of \$212.67 on ORW-17 Leatherman.

NOTE: Jurgens has invited Diehl, Banwort, and Bolton to give the Trust an estimate for doing the annual audit.

Purchases and closings: Finn (v-27) closed on July 31st.

Demolition Status: B-3 is finishing on the Roadhouse property today. On the adjacent property, the owner left an amount of debris needing to be cleaned up. B-3 quoted \$750 for the extra work. The Jim Woods Marketing property cleanup will start next Monday. There are two properties to be addressed next week, plus the lagoon work needs to be wrapped up. Cherokee County indicated they wanted the remaining rock and pledged to have it picked up within the next two weeks.

County Tax Sale: Two properties were purchased at the sale for \$100 each. V-27 & ORM-15. The Trust was represented by John Delmont who did the bidding on our behalf.

Complete Title Issue: The Missouri Insurance Office and Sterling Title have discussed the issue. Sterling feels as successor of Complete Title, they only owe the Trust \$3,264. While the Trust has verified a claim of \$4,777.43 as being owed. Discussions continue.

Dugan Property Issue: Mr. & Mrs. Therron Dugan presented their position succinctly and passionately, concluding with; “We respectfully ask the Trust to reconsider their position of not accepting this late application.” The matter was deferred to discussions in Executive session.

MMSC (Delmont/Hamilton) to go into executive session from 11:35 to 12:05 for lawyer client discussions relating to property acquisition.

Time being of the essence, the Trust went back into regular session.

MMSC (Delmont/Hamilton) to go back into executive session from 12:05 to 12:15 for additional discussion.

Time being of the essence, the Trust went back into regular session.

Relating to the Executive session discussions, the following motion was made:

MMSC (Hamilton/Delmont) to authorize our attorney to pursue a Partition effort on the following properties: V-29 (Cummings), V-17 & V-18 (Ashworth), S-12 (Hart). With ORM-03 (Blunk) and V-33 Wyles to be submitted to Cherokee County for inclusion in the upcoming tax sale.

Jurgens was instructed to inform the Dugan’s that until a more careful review of the project budget, the Trust will be delaying a decision on whether to have their property appraised for possible purchase.

EPA Testing: EPA, using an XRF, has taken 14 sample locations for metals contamination in the former Treece City, and found 10 to exceed acceptable levels. EPA would like to remediate the property while it is under the ownership of the Trust (This winter if the Trust can get all the property closed on). EPA will deposit skimmed soil into the lagoon for capping.

EPA Recognition Event: The date has been firmed up by EPA officials---August 24, time and location to be determined.

MMSC (Dahmen/Hamilton) to adjourn.

Jim Dahmen, Secretary, August 2, 2012