

TREECE RELOCATION TRUST MEETING

February 24, 2011

CHEROKEE COUNTY COURT HOUSE

11:00 A.M.

Meeting called to order by Vice Chair McBride

Roll Call: McBride, Hamilton, with Bicknell, Dahmen & Delmont via conference phone.

Bill Morin also present.

Minutes: (Hamilton/Delmont) approve the minutes of the Feb. 14th public meeting.

Accounting Report: (Jurgens) \$539,552.80 including property purchases.

(Dahmen) \$404,000 received and deposited on Thursday. Checks signed for 15 properties.

(Jurgens) Crawford County Appraisals received the checks.

OLD BUSINESS:

Offers to Purchase status: (Jurgens) 6 new properties to purchase. ORM30,ORW11,ORW10,ORM12, and ORM27. ORM03 will be moving their mobile home.

(Jurgens) expresses that there has been up to 59 offers accepted, 3 still don't want to accept an offer and 15 who are "on the fence" but will probably accept an offer.

(McBride) states that any changes made to the way offers are totaled will affect everyone even if they have accepted a previous offer.

(McBride) asks Bill Morin what the trust does in the case of a deceased person being on the property deed.

(Morin) states that if the residents were tenants in common it could cause a problem in clearing the deed.

He will look into the Carmen Shoemaker and Nora Gilmore situation (ORW12).

Phase II Appraisals: (Jurgens) states that we have received all of the Phase 2 appraisals and they will be brought to the March 3, 2011 meeting.

(McBride) Letters need to be sent to people that purchased their property after the cutoff date stating what they paid for their property.

(Jurgens) Closing is moving along well. We need to discuss what to do with mobile homes after they are purchased by the trust. Brokering needs further discussion.

(Reuben Gamez) introduces himself and explains the process he performs when winterizing a mobile home.

(Jurgens) Asks if the Trust wants to hire an auctioneer or use sealed bids when selling purchased properties.

(McBride) expresses that the trust should use a sealed bid process with a minimum of 3 bids per property.

(Jurgens) states that with a sealed bid process, people may end up purchasing more properties than originally intended.

(Delmont) there should be auctions on Saturdays so working people can join, Bicknell agrees.

(Dahmen) states that there needs to be multiple properties ready to be sold at the same time and that a sealed bid system would help reduce vandalism. Hamilton agrees with the sealed bid system.

(McBride) We would take the option of using either process depending on the situation.

(Delmont) states that an auction would bring more money.

(McBride) asks if the people present think it is better for the trust or a broker to handle the sale of property.

(Jurgens) expresses that a broker should be used earning a percentage of each sale with a minimum. All property will be put on the KDHE Treece website and KDHE will call people that are interested in brokering. The Trust should go with a broker and sealed bids with the option to hold an auction. KDHE will send out a request for quotes for a broker.

(Dahmen) states that the Trust should move on what Jurgens has said.

(Dahmen) makes the motion to hire a mobile home broker using sealed bids. The Trust will have the right to auction properties not favorable to a sealed bid process.

Bicknell seconds the motion.

Motion carried 5-0

(Jurgens) reads the quotes for mobile home winterization given to KDHE by Gamez and Neely.

After discussion of winterizing techniques and pricing, a motion is made by McBride to award Reuben Gamez the job. (Dahmen and Delmont both second the motion)

Motion carried 5-0

(Hamilton) has a concern about the city cutting off water as people move out. Pam Pruitt replies by saying that meters are being pulled as property becomes empty.

(Delmont) wants to make sure KDHE is getting the keys to property as the offers are accepted; McBride says they are being received as KDHE does final walkthroughs. Residents cannot receive their \$3,000 until walkthroughs are completed.

NEW BUSINESS:

Items to be removed list/requests:

Mitchell Matthews wants to remove an A/C unit, Trust will approve if it is a window unit. Central air units need to stay with the property.

Bobby Hunt Jr.-all items will be approved except the A/C, furnace, and dishwasher.

(Hamilton) makes a motion to approve these items. Delmont seconds the motion.

Motion carried 5-0 to approve removal of items for Mitchell and partial Hunt Jr.

(Jurgens) explains the state of the possible Federal Gov. shutdown and how it may influence the HHW event.

(Jurgens) states there has been 6 new offers accepted by residents totaling \$205,255.42

(McBride) asks for public comments

Judy Blunk explains their current situation and is told their closing should be completed within 2 weeks.

(Jurgens) states that KDHE can provide a proof of payment so the seller will know the Blunks are to receive funds.

Pam Pruitt asks if the Trust will be selling everything purchased from residents and McBride answers that yes all purchased property will be sold.

(Jurgens) The Trust needs to set a date for utilities to be shut off and Phase 2 properties purchased after 2006 deadlines need to be set. All Phase 2 appraisals need to be approved. A letter will be sent to Treece residents with the deadline once it has been established.

(Jurgens) EPA region 7 update

H.R. 3058 that authorizes the federal money for the buyout includes "residential properties of water customers of Picher, Oklahoma, residing in or near Treece, Kansas."

This would include the properties along HWY 69 including 1 business, 1 church, 4 homes and some vacant lots. It has been indicated to these owners before that they will be considered if funds are available.

(Dahmen) expresses that we need to have a current budget breakdown so we can track spent and available funds.

(McBride) wants an estimate of phase 3 expenditure.

(Bicknell) feels he needs more clarification of HR 3058 and the Woods Oil property that could be included in Phase 3.

(Jurgens) The provisions to the program plan need to go to Governor Brownback. The program plan does not include the HWY 69 properties. A special notice will be put on the website for the March 11 meeting.

(Bicknell) States the trust should go in to executive session for 35 minutes at 1:00 P.M.

(Hamilton) motions to come out of executive session at 1:30 and Delmont seconds.

Hamilton makes a motion to accept the changes to the program plan to use the average of the accepted appraisals plus 20% with a minimum of \$5000 and a maximum of \$10,000. All subject to the Governor's approval.

(Bicknell) seconds the motion, motion is carried 5-0.

(McBride) Changes to the program plan will be submitted to Governor Brownback and the EPA.

Changes will be dependent on the Governor's approval and utilize all 3 appraisals.

All Trustees agree with McBride statement.

(Jurgens) Expenditure request, \$205,255.42 will be submitted for payment.

(Hamilton) wants a public meeting to be held after approval of program plan changes to explain the process to Treece residents.

New meeting times set. March 3, 2011 at 10:00 A.M. and March 11 at 1:00 P.M.

March 17, 2011 at 11:00 A.M. and March 24 at 11:30 A.M.

Bicknell motions to adjourn