

**TREECE RELOCATION ASSISTANCE TRUST  
MEETING OF JULY 7, 2011; 11:00 A.M.  
CHEROKEE COUNTY COURT HOUSE**

Meeting called to order by Chairman Gene Bicknell

Roll Call: Dahmen, Delmont, Bicknell, McBride, Hamilton

Staff: Bob Jurgens & Tim Wilson

Legal: Bill Morin

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

**OLD BUSINESS:**

Payment status: Dahmen reported all obligations are current. Bank balances of: American Bank, \$63,113.58; Exchange State Bank, \$95,752.28

Invoices submitted: Morin; \$4,297.50; Dahmen \$27.80.

MMSC (McBride/Hamilton) to approve the invoices as submitted.

Appraisal status: Jurgens reported having one appraisal for review (old jail) needing discussion in executive session. Tim Moore on the old dairy crème, and Glory O'Dell have been completed. Balance of the appraisal should be completed by month-end. Bob reported Therin Duggan may be applying but has title/deed issues.

Residential checkout/inspections: Mallissa Kirk ORM 40 na passed, Lee Hinderlighter ORW-28 did not pass inspection, having left an old car, tires, old motorcycle, and other stuff. Truster ORM-026 had title problems, but the title company got them cleared up so the sale will proceed.

Vacant Lots: 22 offers have been sent out. Nine applications have been received. Formal offers have been sent to three. Four owners unable to be found. Vacant lots without owners may be an issue for the Trust. Staff will continue to work on trying to locate the four lost owners.

City Phase-out: Attorney Morin has the list of city assets and will be drafting a Bill of Sale for consideration by the Treece City Council. Approximately \$52,000 in outstanding bonds (three issues) will be the obligation of the Trust after the sale of assets. One bond can only be paid in December, while the other two can be paid immediately.

**CITY UTILITIES TO BE TURNED OFF JULY 29<sup>TH</sup>!!!!!!!!!!!!!!**

Demolition: Chairman Bicknell expressed it may be difficult in light of the Joplin tornado cleanup. The chairman felt we may need to extend the RFP issuance. Jurgens expressed a feeling the RFP should be sent out in August, sharing that he had inquiries from two contractors in Cherokee County who are not participating in the Joplin effort.

**NEW BUSINESS:**

Buy-out request to EPA: The following properties are ready to have the offers exercised: V-37; V-36; ORW-23; S-08; R-10na; R-08na; R-05na; S-10. Total for this submission to EPA is \$66,329.99

MMSC (Dahmen/McBride) to approve the list for submission to EPA.

Complete Title Update: It is a mess! Bill Morin and Bob Jurgens met with the representatives for Complete Title. They have identified the pro-rated taxes due the Trust. Have found unsigned checks in their files, and will be checking to see if they are still valid. Jurgens reported the Trust owes Larry Hargis \$3,000. Complete Title owes the Trust \$3,000 reimbursement on Jan Leatherman (the Trust paid it to close on the

property) and Mike & Donna Lamb, the Trust paid the \$3,000. First American Title is owed \$250 for work they did for Complete Title. Complete Title has \$9,000 in their escrow account. Further discussion to be delayed until the 7/14/11 meeting at which time Jurgens will have a complete report ready for review by the Trustees.

Back Taxes/ Ralph Huston: \$175.84 in back taxes was not withheld by Complete Title during closing. Jurgens/Morin will be contacting the Huston's about this overpayment, and seek restitution.

Wanda England Relocation Costs: The England's failed to include sales taxes when they submitted their moving expenses relating to reconstructing some out-buildings. The have asked the Trust to include these newly revealed costs. Jurgens indicated the England account has some funds remaining (\$6,400 approx.) between the original Trust offer and the relocation expense they have incurred to date. Jurgens was asked to find out the final number and bring it back to the Trust at the next meeting.

Jonathan Drake property: It was considered a vacant lot until an old mobile home was discovered on the back side. Jurgens asked if the Trust would prefer to have the unit appraised or consider it as a storage building and offer the same as we have on other storage buildings.

MMSC (McBride/Delmont) to make an offer to the owner as a storage building.

Verla Baird property: Jurgens reported the family is in heated argument as to ownership, and that is why they property has not been closed on.

John Houser RWD: Expressed concern about stagnating water. He asked if he could go in and selectively cap certain low volume lines? He was asked to bring back a cost estimate on the effort.

Woods Petroleum property: McBride asked for some discussion on the property. After much discussion, it was felt the topic should wait until the very end of the property acquisition under the guidelines as originally agreed to. Jurgens shared a cost estimate of \$290,000 to acquire the old church, the former Woods petroleum property, the old Roadhouse café, and one other property. The chair suggested the discussion be postponed.

Some Cost Estimates:

PHASE	EXPEND TO DATE	FUTURE EST.	TOTAL
Phase I	\$1,986,431	\$30,869	\$2,017,300
Phase II	408,451	93,946	502,397
Vacant lots	33,179	44,789	77,968
Phase III est.		290,000	290,000
Demolition		265,000	265,000
TOTALS	\$2,428,061	\$459,604	\$2,887,665

Budget: \$3,000,000+

Attorney Morin informed the Trustees the deeds were prepared and ready for signature. MMSC (Delmont/Hamilton) to go into executive session for ten minutes between 12:20 and 12:30 to discuss property acquisitions.

Time being of the essence, the Trustees went back into regular session at 12:30

MMSC (Hamilton/Delmont) to offer the owner of OR3 the average appraised value plus moving expenses.

Next Meetings: July 14, 11:00 CK Co. CH.

July 25, 1:00 CK Co. Ch.

MMSC (Hamilton/ McBride) to adjourn.

---

Jim Dahmen, Secretary, July 7, 2011