

**TRAT PUBLIC MEETING
SEPTEMBER 29, 2010
OTTAWA COUNTY BUILDING
PICHER, OKLAHOMA
MINUTES**

Meeting called to order by Chairman Bicknell
Roll call: Bicknell, McBride, Dahmen, Hamilton, Delmont
Staff Present: Jurgens & Singer

Bicknell reported the Trust had hired three appraisal firms. He introduced Bob Jurgens to the group. Jurgens reported all the current applications had been supplied to the appraisal firms. Residents with applications in will be sent a letter from KDHE indicating the appraisers will need to have access to the home interior for pictures.

The firms are Dillon & Witt, McColm Appraisals, and Mid America Appraisals.

Goal is to have the appraisals done by December, with offers hopefully started about then. Jurgens & Singer will be in Treece on the 30th of September to touch base with owners who have not applied.

Q&A:

What does Phase I pertain to? A: Jurgens; All occupied property owners who lived on the property prior to March 13, 2006 will get first priority in Phase I. Unoccupied property, but owned prior to 3/13/06 will also be included in Phase I.

Charlene Harris: Where are you starting, with families with children & elderly? A: Jurgens, No, 3/13/06 is the key date.

Bicknell; commented, we are trying to expedite the process and do it in unison.

If we live in a mobile home with a garage, will they give the full value? A: Jurgens. We are trying to be fair. You have the option of moving the mobile home or take the buyout offer. It depends on if the mobile home has a mortgage, it may be prudent to move the home.

Jurgens: There will be three independent appraisals with a review appraiser hired to review the work. **State law requires an offer of average value. Trustees can throw out any value that seems to high or too low, and only use the remaining two for establishing the average value.**

Jurgens: Because of the situation, with economic disadvantage and the Super Fund site issues, other towns in Cherokee County will be viewed for replacement values.

What if we already bought land, how do we know if it is undermined? Jurgens: We have maps of Cherokee county areas with mining.

Bicknell: We will have three appraisals, but we don't want them at the home all at the same time to avoid the appearance of collusion.

Jurgens: With three appraisals, times 80 properties, we may need to try and coordinate time for visits.

Are Trustee meetings open? Yes.

If someone decides to move their mobile home, will there be help financially for the move? (I did not catch the response)

Could Phase I applicants respond to a letter to set a time for the appraisers to come? Possibly, we'll look into that.

Jurgens: The Trustees gave the firms a timeline in which to get this work done.

I'm a renter, but I was in before 3/13/06.

When do the appraisals start & when do the offers begin? A: Jurgens, WE are meeting with the appraisers on Friday. 45 days is the target to get done in Phase I. If we get the three appraisals, and they are acceptable to the Trustees, offers will follow quickly. Probably in December.

How soon do we get the money? A: Jurgens; If the deed is clean, probably in 30 days. If issues with the deed it may take longer.

We can't buy property without the money. A: Jurgens, the offering letter will have all the conditions outlined.

How long in advance will the appraisers will let us know for an appointment? A: Jurgens; If we do a posting at City Hall, do you think scheduling would work better? We would need your phone # and e-mail to make this work.

When they take pictures, I have a problem with them taking pictures of the inside of my home. Will you be taking pictures of the inside of the comparable homes too? A: Jurgens, No.

Couldn't the homeowner have a document the appraiser could sign showing they were in the home? A: Jurgens, We need to have an apples to apples comparison. We will talk to the appraisers about this.

Bicknell: We will be giving the appraisers their instructions tomorrow. If they can get into a comparable home, we will ask them to do so.

Jurgens: Ratings on the home will be increased by one step. i.e. poor to fair, fair to good, good to very good etc.

Will they be looking at square footage or how you've painted up and fixed up? A: Jurgens, Structure and square footage.

Will they be getting under the home in the crawl space? A: Jurgens, They may look, but will not be critical. We don't want drive-by appraisals.

If we didn't get our application in on time, when can we turn them in? A: Jurgens, You can turn them in anytime.

Where are you getting the 80 applications? A: Jurgens, Renters, vacant lots and unoccupied.

Is there a list identifying those in Phase I, II, III? A: Jurgens, If you are in Phase I you will get a letter. Occupied properties get first priority.

What happens if an offer is made and accepted, how long do we have to move? A: Jurgens, 90 days.

If we have to move a mobile home, where do we live until it is reset? A: Jurgens, Residential owners get \$1,000 in moving expense for pre 3/13/06. After 3/13/06 the amount is, "up to" \$1,000. Renters get 12 months' rent and up to \$1,000

Bicknell: WE will try to work with you to try and get the appraisals done quickly.

Jurgens: WE will ask appraisers to try and do their work in blocks, but we can't be assured this will happen, because they have other work to do also. We are spending between \$275-\$300 per residence time three appraisals, or about \$1,000 per unit. We are trying to spend our dollars wisely.

When will the EPA be at the next meeting? A: Jurgens, EPA did offer to come tonight, but I informed them, the meeting was about the appraisal process

Who pays for closing costs? A: Jurgens, the Trust. The appraisers will be looking at comparables in Columbus, West Mineral and Baxter Springs

What about un-attached garages valued? A: Jurgens, They will be valued separately.

What about swimming pools and fences? A: Jurgens, Let us know what you want to take along, and it will be left off the appraisal.

What about an old RV camper I'm using for storage? A: Jurgens, I'll have to get back to you on that.

Bicknell: We've hired three good appraisal firms.

How much money do the appraisers have to work with? A: Jurgens, \$3,888,000 total. \$3.5 million federal dollars and balance from the State of Kansas.

Bicknell: We may be able to go back to EPA for additional funds.

Pam Pruitt: It's \$2.5 million for the buyout. The balance is for demolition, and water line work, asbestos removal, etc. Can we touch the other dollars? A: Jurgens, The budget is all earmarked.

Are the water lines going to be torn out? A: Jurgens, We may need to cap certain lines in certain areas, and may need to install some new ones in certain areas.

We need money to join the RWD. Can the RWD waive the fees? Their water line runs through town. A: John Houser, The fee is \$1,650 plus the RWD needs the easement. RWD sells wholesale to Treece. The lines belong to Treece.

What about the sewer? A: Jurgens, Two main utilities you need to be concerned about. Lateral fields for sewer cost about \$2-4,000 to install

Aren't easements on record at the court house in Columbus? No response given.

McBride: RWD meetings are every third Wednesday at 8:00 pm.

Bicknell: You need to work with the utility agencies; County Health Dept & RWD for water.

Mayor: WE need to get the water and sewer issues resolved before the City of Treece dissolves.

Jurgens: Water quality may decline as volumes go down.

Jurgens: If homes were occupied before 1/1/10, we will classify them to be occupied

Jurgens: Next deadline for Phase II applications will be around 12/1/10

Bicknell: Much of the closing down of a City is a legal process.

Trustees made closing comments

Meeting was adjourned at the declaration of Chairman Bicknell at 7:15 pm.

Jim Dahmen, Secretary/ Treasurer 9/29/10