

MINUTES TRAT MEETING NOVEMBER 4, 2010

Meeting called to order by Chairman Bicknell at 1:30 pm, Cherokee County Court House
Roll Call: Bicknell, McBride, Dahmen, Hamilton, Delmont
Staff: Jurgens & Singer
MMSC (Hamilton/McBride) to approve the minutes of the October 14th meeting.
OLD BUSINESS:

Jurgens provided two Trust seals for official use.

HOLINESS CHURCH PROPERTY DISCUSSION:

Mr. Waldon & Mr. Gowens came before the Trustees on behalf of the Holiness Church, expressing that just east of the church there was all mined land area. Betty McBride shared that the responsibility of the Trust were to accomplish the buyout of; 1. Those properties that were on the Treece water system and 2. within the city limits of the City of Treece. Mr. Waldon expressed his understanding of the phases and the requirements of the Trust. Bicknell expressed a phased approach as described by McBride. Jurgens shared that the church should submit an application that would be considered if funds were available at the end of the process. Delmont inquired if the church was owned by an organization as opposed to an individual? Les Gowen said it was an organization.

THE MATTER OF A CONTRACT FOR REVIEWING APPRAISALS WITH DAVID THORNTON:

Bicknell asked David Thornton appraiser, if he would clarify the \$225 proposed charge stated in the draft contract? Mr. Thornton explained, "A review is almost as much work as a full appraisal. I look at their work, not an opinion of values, but rather the quality of the work." McBride questioned; "I thought the reviewer would only look at appraisals that are too wide of variance. Those would be forwarded to Mr. Thornton?" Mr. Thornton stated he may be looking at up to nine comparables. Dahmen stated, "That with subject property and comparable terminology, it could be ten in total." Delmont asked; "Are we sending every appraisal to Mr. Thornton, or the ones we have a question?" McBride responded; "Only those with a red flag." Bicknell stated; "As trustees, we will be doing spot checks."

Jurgens stated; "You may only send one appraisal out of three." Bicknell indicated the Trustees would be giving instructions to Mr. Thornton on each one we provide. Mr. Thornton stated; "You could request a full review on some and a desk review on others." Jurgens inquired; "What would be the timeline for a desk review?" Thornton; "4-5 hours." Jurgens, "A desk review would then be \$75?" Hamilton queried, How about \$150-175 for a desk review and \$350-375 for a full review?" Thornton, "I could do that." Bicknell, "If he goes out and looks at comparables etc. for \$225, desk reviews have little value. The Trustees will be responsible for what properties are submitted."

Thornton, "A field review on one appraisal & desk review would be workable. One appraisal may be flawed based on interior review and may affect values. One field review on red flagged appraisal and one desk review could work." I understand Trustees will send only those red flagged, with spot checks by the Trustees."

MMSC (McBride/Dahmen) The Trust sign the contract as submitted by Thornton Appraisal Service.

MMSC (Hamilton/Delmont) To pay the following invoices: September and October invoices from Beaty Accounting in the total of \$450, and the invoice from Jim Dahmen for copy services in the amount of \$8.60.

CHEROKEE COUNTY TAX SALE ISSUES:

Kevin Cure, County attorney, met with the Trust to share that three properties in Treece are on the list of properties to be sold at the December 20, 2010 tax sale. He shared the difficulty in finding the property

owners on many parcels, but that he had the ownership on these three parcels. Bicknell stated, "We will need up to date tax liability information on the parcels. It may be a benefit to let them go through the tax sale. The buyer would need to bring the taxes current. Mr. Cure, "We've run default notification, with the sale notice having to run three times. February is probably the timeframe you are looking at for title transfer.

APPRAISAL STATUS BY JURGENS & SINGER:

Dillon & Witt: All 1st Phase appraisals are completed

McColm: All 1st Phase inspections done, with manufactured homes to be done this week. Frame houses next week.

Mid-America Appraisals (Ron Frazer): Have a list of items needing to be addressed by the Trustees.

1. If Mid-America used an income approach, could they? Trust response; No. Must be comparables and a sales based approach.
2. Landlords with renters; Two values; Value appraisal and a rental appraisal. Each has a distinct appraisal number needing to be assigned.
3. Jurgens mentioned that all three firms have been reminded that visits must be separate and no collaboration.
4. Charles Moreland property is on two lots with a platted street in between, having four separated property ID #'s. Mid- American wants to handle it as four separate appraisals. Bicknell stated; "Property owner should approach the City of Treece for vacation of alley's and/or street. Mid-America must treat it as one appraisal, not four. All appraisers must treat it that way."
5. Charles Moreland has two lots on Main Street, with a lot in between, owned by someone else. How to handle? We could appraise one and assign the same value to the other if that would be acceptable to Mr. Moreland. With an addendum to identify the properties clearer.
6. Dennis and Ella Johnson (North of town but on Treece water). Their son doesn't want to be a part of the buyout. The Johnsons would like to have their home and one acre included in the buyout, and the remaining 79+/- acres excluded. This is acceptable to the Trust as long as a separate title is prepared.
7. Albert & Jo Crossland: Had one appointment. Jo has one mobile home and Albert has another. Problem: It costs \$3,000 to do a probate. They need to do a, "Determination of Decent." They should contact a lawyer or go to Legal Services of Cherokee County. This property needs to be split for buyout purposes.
8. Charles Moreland storage building at Picher & Prospect. Appraisers must determine best use in their judgment.

RFP FOR CLOSING SERVICES:

Jurgens indicated a response date of 11/17/10 was on the solicitation

RFP FOR LEGAL SERVICES:

Trust may want to solicit an attorney as the need arises.

Jurgens: We have solicited a letter for information on rents being paid in Treece. We will hold this until rental appraisals are completed.

MEETING SCHEDULE:

Next Public Meeting: 12/1/10, 6:00 pm Ottawa County Offices, Picher, OK

Next Trustees Meeting: 12/2/10, 10:00 am, Cherokee County Court House

Next Trustees Meeting: 12/9/10, 11:00 am, Cherokee County Court House

Next Trustees Meeting: 12/13/10, 11:00 am, Cherokee County Court House

Next Trustees Meeting: 12/20/10, 11:00 am Cherokee County Court House

MMSC (Hamilton/McBride) to adjourn

Jim Dahmen
Secretary/Treasurer 11/4/2010