

MINUTES
TREECE RELOCATION ASSISTANCE TRUST
August 9, 2010
Cherokee County court house

Meeting called to order by Chairman Bicknell at 1:00 p.m.

Roll Call: Bicknell, McBride, Hamilton, Dahmen. Absent: Delmont. Staff: Blackburn & Singer. Legal Counsel by teleconference.

MMSC (Hamilton/McBride) to approve the minutes of August 2nd meeting.

Secretary Dahmen informed the Trust the Columbus Public Library is the official depository of the minutes of the Trust. Minutes will be e-mailed to the library and filed as a printed copy in a binder by the Librarian.

Opening Remarks: Chairman Bicknell expressed his disappointment that the appraisers were not present, save for one. Mr. Blackburn explained KDHE had computer problems and thus had a short time to get notices to papers. Singer mentioned that Galena & Baxter Spring's papers had the notice, but Columbus and others did not get it published. Mr. Blackburn suggested we may have to reopen the bid solicitation process, to make certain all papers get it published. Mr. Bicknell expressed a need to be as efficient as possible so this process does not drag on. Staff is strongly encouraged to be certain the appraisers are at the next Trust meeting on August 26th, with proposals ready to submit, and have the Trustees ready to start the review process.

It was suggested all appraisers meet, tour Treece with Ryan Singer, and do the necessary measurements, etc., so all will be looking at the same things.

McBride indicated a bank pays an average of \$500-\$600 for an appraisal. It may be cheaper to do it at one time in Treece. Biggest challenge will be to find comparables in Cherokee County.

Comment was made that all three appraisers should be in the home at one time. Picher had the issue of appraisers being so close with their numbers, it appeared like collusion. We don't want that in Treece.

With one person scheduling the visits, all three appraisers would be getting the same measurements. Home condition may cause a negative reaction from the appraisers.

Dahmen stated; let's follow the RFP process. Owners will have to understand the process and forebear with the inconvenience. WE are dealing with a willing seller and a willing buyer; both parties should want to get the numbers correct.

Chairman Bicknell asked the one appraiser, Allen McColm, if he would walk us through the Draft RFP. Allen asked for clarification on Technical Proposal vs. Cost Proposal? Blackburn: Tech proposal is based on qualifications and that will be the first review, then the cost proposal is looked at once the technical proposal is satisfactory.

Can the appraisers send the results by e-mail? Bicknell: No, sometimes e-mail pictures are blurry. We need printed documents.

Balance of the draft RFP was reviewed with only minor technical changes made.

Grant Updates: Blackburn reported the Sole Source Purchase agreement is in process of being approved, and is necessary when not going through the bid process. Funding has been delayed because the contract has not been signed. Chairman Bicknell encouraged the staff to stay on top of this issue.

Bonding for Trustees: Blackburn reported he would look into why it had not been done. Chairman Bicknell expressed a need to have a document showing the Trustees are covered.

Appraiser Notices: We must get the notices out soon and have them at the 26th meeting.

Trustee Comments:

Hamilton; Is KDHE staff going to be paid out of Trust funds? Blackburn: KDHE's matching funds have not been received. That \$350,000 will come out of the State of Kansas Water Fund. The grant requires a State match of \$388,000. \$38,000 will be coming out of the KDHE operating budget to make up the

difference. Presently, staff/KDHE expenses are coming out of that \$38,000. Soon, KDHE will start charging their time to the project funds of \$350,000.

Hamilton: I question the requirement of EPA to have the Trust holding of appraiser's bids for 30 days before taking action. We need clarification from KDHE. Blackburn: We'll look into it.

Dahmen: Columbus Public Library will be the public depository for Trust minutes. Singer indicated they will also be posted to the KDHE website.

Hiring of Secretary for the Trust: Hamilton indicated Pam would be willing to do minutes for the Trust if we wanted her to. No action taken.

McBride: The Trustees need notification of which appraisers are going to be present at the 26th meeting, for pre-bid discussions.

MMSC (Hamilton/McBride) to adjourn.

Jim Dahmen, Secretary