



Lead-Impacted Communities Relocation Assistance Trust

POST OFFICE BOX 96 • PICHER, OKLAHOMA 74360

Larry Rice=chairman	↑ trustees ↓	Charles Clevenger
Ed Keheley=vice-chairman		Mark Osborn
Jim Thompson=secretary		Tamara Summerfield
Mike Sexton=treasurer		Janelle Trimble
		Bob Walker

MINUTES

Public Meeting

November 1, 2006 at 4:00 PM

Picher-Cardin High School Commons
715 West A Street • Picher, Oklahoma

APPROVED: 11/28/2006

Notice of this meeting has been filed with the Secretary of State at least 48-hours in advance of said meeting. In addition, a copy of this advance notice of meeting and agenda has been posted in a prominent location at the Picher-Cardin High School Commons, 715 West A Street, Picher, Oklahoma at or before 4:00 PM on October 31, 2006.

The Lead-Impacted Communities Relocation Assistance Trust ("Trust") may vote to approve, disapprove, or take other action on any of the following agenda items. The Trust may vote to authorize public comment on any agenda item and, at its discretion, may impose time limitations on speakers.

I. **Call to Order** – *Larry Rice, Chairman*

Time: [4:05 PM](#)

a. Roll Call – *Jim Thompson, Secretary*

Present	Trustee Name	Absent	Tardy (time arrived)
X	Rev. Charles Clevenger		
X	Ed Keheley		
X	Dr. Mark Osborn		
X	Mike Sexton		
X	Tamara Summerfield		
X	Jim Thompson		
X	Janelle Trimble		
X	Bob Walker		
X	Chairman Larry Rice		

b. Welcome & Introductions

After a general welcome, Chairman Rice stated that time would be reserved for public comment on those agenda items of interest to meeting attendees after working through the agenda.

II. **Consideration and Vote to Approve Minutes from October 18, 2006 Meeting** – *Jim Thompson, Secretary*

Motion: [Waive reading of the minutes and approve as drafted.](#)

Dr. Osborn made a suggestion that Old Business be added to the agenda in the future to keep track of ongoing issues that have not yet been resolved.

Motion By: Thompson

Seconded: Summerfield

MOTION PASSED unanimously.

Aye	Trustee Name	Nay	Abstain
X	Rev. Charles Clevenger		
X	Ed Keheley		
X	Dr. Mark Osborn		
X	Mike Sexton		
X	Tamara Summerfield		
X	Jim Thompson		
X	Janelle Trimble		
X	Bob Walker		
X	Chairman Larry Rice		

III. Status Report from Trust Operations Manager on Application Review Process – Sonya Harris, Operations Manager

Ms. Harris reported that applications have been successfully entered on the computer, and she continues to scrub lists to make sure everything is accurate and complete, as well as assisting committees in their efforts. The preliminary count of applications received remains at 879.

IV. Status Report from Trust Committee Assigned to Coordinate with Local Units of Government – Jim Thompson, Secretary

Mr. Thompson advised the Trust and the public that his committee is having a meeting November 2, 2006 at 4:15 pm to discuss what needs to be done regarding the needs of the communities and resolving their issues.

V. Status Report and Possible Vote to Approve, Amend, or Take Other Action on Selection and Award of Contract for Appraisal and Acquisition Services.

J.D. Strong reported that 7 bids had been received. Several questions and issues had been brought up at the last meeting about going through a new bid process to get appraisals done more quickly or the possibility of having a second contractor to work at the same time; after consulting with Central Services, it is possible to address those issues without starting the bid process over again. This will allow the Trust to stay on track with the current process. The evaluation team is currently going through the bids and will compile a list of things that they need clarified. The bids are very complex due to the scope of this project. Contractors can be asked if the process can be expedited and what the cost of those changes will be, if any. Funding available, multiple contractors could be hired. Ed Keheley reported that the second set of bids will speed up the committee's review and thanked J.D. for making those available. Chairman Rice added that the bids are complex and that Mr. Keheley has developed a scoring sheet to assist the committee in its review. Once the review process has been completed, the Trust has empowered Keheley, Trimble and Thompson, along with Chairman Rice, to make a selection and award to one or more contractors. Chairman Rice set a target date of November 15th for this award to be made.

VI. Status Report and Possible Vote to Approve, Amend, or Take Other Action on Establishing Priorities for Hardship Cases – Dr. Mark Osborn

Dr. Osborn reported that the committee has met several times to review the approximately 180 hardship applications received. There are approximately ten applications that need further documentation. Sonya will be sending a letter or calling those applicants to get that information. Once complete, those applications will be put in the prioritization scheme. The vast majority of applications qualified. Dr. Osborn advised the public that unless they are contacted, they should consider their application accepted.

VII. Consideration and Vote to Approve, Amend, or Take Other Action on Prioritization of Structures to be Bought Out in the Priority One Phase – Dr. Mark Osborn

Dr. Osborn reported that the committee met to develop something with which they are comfortable. To avoid confusion about priorities within a priority, they came up with groups within priority one. Following is the process recommended by the committee for Priority 1 buyout:

BUYOUT PROCESS FOR PRIORITY 1

Group 1

Occupied residences as listed on the October 24, 2006 revised list of “Locations of Areas of Potential Subsidence” containing residents with disabilities and/or 70 years of age or greater.

Group 2

Remaining occupied residences as listed on the October 24, 2006 revised list of “Locations of Areas of Potential Subsidence”.

Group 3

- Occupied residences within the relocation assistance zone containing residents with disabilities and/or 70 years of age or greater.
- Occupied public use structures on the October 24, 2006 revised list of “Locations of Areas of Potential Subsidence”.
- Occupied business structures on the October 24, 2006 revised list of “Locations of Areas of Potential Subsidence”.

Group 4

- Business structures impacted by declining population.
- Rental properties where renters have been relocated by the Trust

The actual buyout process will begin by selecting candidates in Group 1 by lottery to establish a numerical order for the buyout. The lottery process will continue with Group 2 and so on. The number of structures selected to be appraised each month will be determined by the contract. The appraisal process will continue in numerical order until the last structure in Group 4 under Priority 1 has been bought out. The same process will be followed in Priority 2.

Rental properties will be appraised at the time the renters are bought out in order to protect the owner of the property.

Dr. Osborn stated that the goal would be to have the first one hundred names on a list posted outside the Trust Office by November 13th. This would enable the Trust to supply the list to the appraisers for the first couple of months work.

Motion: *To adopt the Buyout Process for Priority One as presented by the committee.*

Motion By: *Dr. Osborn*

Seconded: *Trimble*

MOTION PASSED unanimously.

Aye	Trustee Name	Nay	Abstain
X	Rev. Charles Clevenger		
X	Ed Keheley		
X	Dr. Mark Osborn		
X	Mike Sexton		
X	Tamara Summerfield		
X	Jim Thompson		
X	Janelle Trimble		
X	Bob Walker		
X	Chairman Larry Rice		

VIII. Consideration and Vote to Take Action Regarding State Audit of Ottawa Reclamation Authority – Ed Keheley, Vice Chairman

Ed Keheley reported that there are a couple of items in the audit that have a direct bearing on the Trust. For example, the Trust could be the owners of additional property that was not transferred to it in the original transfer of properties. Rather than discussing the audit at length in this meeting, Mr. Keheley suggested that a sub-committee be established to review the audit and come back to the Trust with recommendations on how those items should be handled. Chairman Rice suggested that it might be beneficial to meet with the Attorney General's office. Mr. Thompson suggested also checking to see if the Attorney General had already directed this to the local District Attorney. Dr. Osborn stated that a financial audit of the ORA had been authorized already by the Trust and suggested the responsibility over that audit be moved to this sub-committee's duties. Mr. Sexton reported that the Trust authorized an expenditure of \$1,800 for a financial audit of the ORA. He has been compiling information for the auditors. Chairman Rice added that he received a letter from the State Auditor stating that every trust must be audited within 30 days of the close of the fiscal year of that trust, with June 30th being our fiscal year end. Chairman Rice appointed a committee of Mr. Keheley, Mr. Sexton and Mr. Thompson, along with himself, for this purpose.

IX. **Consideration and Vote to Take Action Regarding Future Meeting Dates, Locations, and Topics** – *Chairman Rice*

Ed Keheley reported that a housing assistance seminar would be held on Monday November 13th at 6:00 PM at the Picher-Cardin High School Commons. This is being organized by Congressman Boren's office and will consist of a number of federal and state agencies that will have information to assist those people who are being bought out.

By unanimous consent, the Trust scheduled its next meeting on Tuesday, November 28, 2006 at 4:30 PM at the Picher-Cardin High School Commons.

X. **Adjourn** – *Chairman Rice*

Time: *5:18 PM*