

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

PRATT COUNTY PUBLIC SAFETY BUILDING  
PUBLIC MEETING  
June 22, 2020, 7:00 P.M.

HELD AT THE  
PRATT MUNICIPAL BUILDING  
117 WEST THIRD STREET  
PRATT, KANSAS

Reported By:  
ADVANCED COURT REPORTING SERVICES  
Lee Ann Bates, CSR, RPR, CRR  
P. O. Box 1872  
Hutchinson, Kansas 67504-1872  
(620) 664-7230

## A P P E A R A N C E S :

## CHAIRMAN:

Tom Jones

## COMMISSIONERS:

Joe Reynolds

Glenna Borho

## STAFF:

Mark Graber, Pratt County IT Director

Lori Voss, Pratt County Clerk

Tyson Eisenhauer, Pratt County Counselor

## CONSULTANTS:

Kevin Cowan, Bond Counsel, Gilmore & Bell, PC

Kelly McMurphy, Landmark Architects

## FIRE &amp; RESCUE DEPARTMENT:

Scott Harris, Emergency Medical Services Director

Tim Branscom, Emergency Management Coordinator

Bill Hampton, Pratt County Fire Chief

Morgan Trinkle, Pratt County Fire & Rescue Safety

Officer

## I N D E X

	PAGE
OPENING:	
Tom Jones, Chairman	5
Tyson Eisenhauer, County Counselor, Zoom Guidelines	6
Mark Graber, IT Director, Zoom Instructions	6
PRESENTATIONS:	
Scott Harris, Emergency Services Director	6
Tim Branscom, Emergency Manager/Zoning Director	16, 36
Bill Hampton, Fire & Rescue Chief	24
Kevin Cowan, Gilmore & Bell, PC	38
Kelly McMurphy, Landmark Architects	44
Joe Reynolds, Commissioner	55
Glenna Borho, Commissioner	56
PUBLIC QUESTION & ANSWER PERIOD:	
John Cochran	70
Teresa Miller	72, 117
Don Peters	74
Jesse Blasi	76
Dewane DeWeese	80
Unidentified Zoom Speaker	82

I N D E X -- continued

PAGE

PUBLIC QUESTION & ANSWER PERIOD:

4	Karen Detwiler	84
5	Fred Newby	87
6	Shelley Patton	88
7	John Cromer	91
8	Stephanie/Joe Schaffer	95
9	Karen Hampton	102
10	Terry Richardson	103
11	Kelly Nienke	118
12	Jessica Rosenbaum	119
13	Unidentified Speaker	121
14	Dale Phye	122
15		
16	Proceedings Adjourned	125
17	Reporter's Certificate	126

18  
19  
20  
21  
22  
23  
24  
25

## P R O C E E D I N G S

(Proceedings commenced at 7:00 p.m.)

MR. JONES: Good evening. I'd like to call this meeting to order this evening, and we'll go down the row and introduce ourselves. Introduce yourself and use the microphone.

MR. TRINKLE: Morgan Trinkle, Fire and Rescue Safety Officer.

UNIDENTIFIED SPEAKER: Turn it up. Hold it right up to your mouth.

MR. TRINKLE: Morgan Trinkle, Pratt County Fire and Rescue Safety Officer.

MR. HAMPTON: Bill Hampton, Pratt County Fire and Rescue. I'm the chief.

MR. BRANSCOM: Tim Branscom, Pratt County Emergency Management Coordinator.

MR. HARRIS: Scott Harris, Pratt County EMS Director.

MS. BORHO: Glenna Borho, Pratt County Commissioner, District Number 2.

MR. JONES: Tom Jones, County Commissioner.

MR. REYNOLDS: Joe Reynolds, County Commissioner, District Number 3.

MR. EISENHAUER: Tyson Eisenhauer, County

1 Counselor.

2 MS. VOSS: Lori Voss, County Clerk.

3 MR. McMURPHY: Kelly McMurphy, architect  
4 for Landmark Architects.

5 MR. GRABER: Mark Graber, Pratt County  
6 IT.

7 MR. JONES: Tyson.

8 MR. EISENHAUER: We are Zooming the  
9 meeting tonight, so I have a couple of announcements  
10 in that regard. First, for the people that are  
11 speaking, go ahead and state your name and title  
12 when you speak. That way, the folks on Zoom know  
13 who's speaking; and then second, there is going to  
14 be a Q and A session toward the end of the night.  
15 The people that are participating on Zoom will be  
16 able to participate. I'm going to let Mark explain  
17 how that works.

18 MR. GRABER: (Inaudible) they will call  
19 upon your name and (inaudible). The gentleman that  
20 just walked in is Kevin Cowan with Gilmore & Bell.  
21 He's our Wichita counsel.

22 MR. JONES: Okay. We'll start with Scott  
23 Harris.

24 MR. HARRIS: I just kind of want to go  
25 through and because I guess we've all been hearing a

1 lot of misrepresentation or misinformation about  
2 where the proposed site is, so I'm not sure how  
3 clear this is to see, but I just wanted to show that  
4 the proposed site is about a thousand yards outside  
5 of the city limits or the beginning of where the  
6 city starts, which is about one and-a-half miles  
7 from our current location, which isn't really a  
8 significant amount of -- of difference in our  
9 response.

10 I've also heard concerns about our trying to  
11 exit off of 20th Avenue. Here's a picture from  
12 about the site location. It's up on a hill. I  
13 mean, you can see pretty far back. It's a lot more  
14 difficult, honestly, pulling out on First Street  
15 half the time, trying to clear five lanes of  
16 traffic, instead of trying to clear a single lane of  
17 traffic. This will be the view we have from that  
18 intersection, heading into town. You can see at  
19 least a half a mile away.

20 So also just to kind of show where some other  
21 facilities are around here, in Ford County, they're  
22 over a mile from the edge of town, and they run a  
23 lot of higher call volume than we run. We went and  
24 visited with them when we were looking at buildings  
25 and kind of asked them about that, and they said it

1 hasn't affected how they operate. Then to the north  
2 here in Stafford County, they're about 11 miles out,  
3 between St. John and Stafford, which have similar  
4 populations, so a mile and-a-half from our current  
5 location isn't really that significant, if you look  
6 at it that way.

7 So kind of what we were looking for, the kind  
8 of purpose of this building, first of all, we have  
9 leadership in a lot of different locations. For us  
10 to have a meeting, someone is traveling most of the  
11 time. We just don't feel like it's a real good use  
12 of resources. You know, there are certain times  
13 where we need to have ad hoc meetings. You know,  
14 having everyone located in the same place would make  
15 it a lot more efficient for how we operate.

16 We also have equipment strewn all over the  
17 county. I don't know if you noticed some of the  
18 vehicles that were outside when you got here, but we  
19 have a lot of resources here in Pratt County and, at  
20 times, it's difficult to get the correct resources  
21 with everything spread out so far, more so for fire  
22 than for EMS. We're all obviously in one space, but  
23 we also have a desire to host things regionally.

24 My department, Fire and Rescue and Emergency  
25 Management, the sheriff's office, we all want to be

1       able to host regional classes. We don't have the  
2       space to do that right now, which is why the meeting  
3       room in this proposed site would be important to us.  
4       Those meetings would bring in people from outside to  
5       come into restaurants, come into hotels if they're  
6       multi-day classes, so it actually could potentially  
7       bring revenue into the area. I also have a pledge  
8       from a Wichita-area hospital, if we had this meeting  
9       area, that the size and technology to do so. That.  
10      They would be willing to host classes for us, which  
11      would be a great benefit to us if we were to offer  
12      those regionally to the counties around us, so  
13      that's kind of our goal with that.

14             So as a whole, like I said, you can see  
15      outside, we have a lot of different resources and we  
16      don't really have space for those. Right now, with  
17      this coronavirus, we have a lot of protective  
18      equipment that we've had to put into our response  
19      trailers because we had nowhere else to store it, so  
20      if we were to have an incident where we needed to  
21      utilize that trailer, that's obviously going to  
22      delay our response, having to clear all that stuff  
23      out.

24             Also, our current emergency operation center  
25      space, it's not big enough for us to host or to

1 manage a large-scale event. We have lots of  
2 different meetings. Right now, we're at the mercy  
3 of whatever agency we're borrowing a room from.  
4 Just to set this room up has taken us two days,  
5 where we can have time better spent doing other  
6 things.

7 County Fire has recurring meetings. Right  
8 now, they're having to just meet wherever, like in  
9 the parking lot, due to the COVID issue. There's  
10 many other departments in the county that have had  
11 to lease spaces or rent spaces to host meetings,  
12 even outside of our county, which kind of seems  
13 nonproductive. We want to bring people into the  
14 county.

15 So a lot of the things we're talking about, we  
16 don't have the necessary technology to facilitate  
17 the meetings that we're wanting to have. They would  
18 require extensive setup and tear-down, and it's also  
19 depending on other organizations' timetables to  
20 schedule it. So if this room wasn't available  
21 tonight, I'm not sure where else we would meet at.  
22 There might be a 4-H meeting going on. You know,  
23 it's just really dependent on wherever we can find  
24 the space to do so.

25 This is our current emergency operations

1 center. This was on actually St. Patrick's Day, one  
2 of the first COVID meetings that we had. This is a  
3 small gathering of people, and we completely filled  
4 that space. If it was a larger scale incident, it  
5 would be pretty difficult to fit more people in that  
6 room.

7 So for people that aren't familiar with  
8 emergency management, there's 15 emergency support  
9 functions, so that's at least 15 people that would  
10 need to be in a meeting, and that's not counting  
11 city representatives, county representatives, health  
12 department and hospital, any other representatives.  
13 We just currently don't have the space to support a  
14 large incident like that, which is one of the goals  
15 of this large -- larger meeting room that we're  
16 wanting.

17 So more specifically to my department, in the  
18 last -- since I've been here, we kind of  
19 restructured how we have staff, so we have four  
20 people all the time at work, but I did that within  
21 our original personnel budget. We didn't add to  
22 that budget. We just restructured to where we had  
23 four people on duty all the time, so that's divided  
24 the workload between two crews. That's also allowed  
25 the capacity for more responders immediately on

1 critical events, instead of people having to come in  
2 from home and respond. So this has actually made  
3 most of our employees have a more satisfactory  
4 work-life balance and also helped spread that  
5 workload between two crews.

6 So to kind of give you an idea of what that's  
7 done, and I know this is probably relatively  
8 difficult to see, but -- so this is with our  
9 previous staffing. Everywhere that's yellow  
10 highlighted, these are every hour of all seven days  
11 of the week. Anywhere that's yellow, there was a  
12 less than 90% chance that with our staffing the way  
13 it was, that we'd be able to handle the call volume  
14 for that hour of the day; and then there's one  
15 that's in red. That was a less than 75% chance of  
16 us being able to handle the call volume with having  
17 staffing how it was, so that's about 16% of the  
18 time. If two calls came up back to back and the  
19 other people weren't here yet, that call would have  
20 to wait longer. So with our current, we're only  
21 four occurrences over the 168 hours, where we would  
22 have still a 90%, less than 90% chance, but still a  
23 much higher chance of being able to handle that  
24 volume.

25 So here's a representation of our call volume

1 over 2019 and where they occurred. Out of the -- so  
2 I wanted to say there's about 900 calls. 857 of  
3 those were in Pratt or immediately surrounding  
4 Pratt, and I had a different representation, which  
5 would have been a little easier to see.

6 So as you can see from here, the vast  
7 majority, about 86% of our call volume, is within  
8 the city limits of Pratt. Then if you go northwest,  
9 west, south and northeast, each of those account for  
10 about 3% of our call volume, so most of our call  
11 volume is within the city limits of Pratt and the  
12 immediately surrounding area.

13 So right now, our staff shares a 224-square  
14 foot common living space and a 40-foot galley  
15 kitchen. That's not a whole lot of space for four  
16 people to be on for a shift. We currently have one  
17 half bath -- one male and female half bath and one  
18 co-ed bath, and with increasing our staffing, we had  
19 to convert a former office into two makeshift  
20 bunkrooms.

21 So here's one of those makeshift bunkrooms,  
22 which I had the pleasure of spending time in  
23 recently. The walls are very thin. These were --  
24 these are not real thick walls. You can actually  
25 hear the person in the room next door whisper. It's

1 that thin of a wall. These weren't made to be  
2 permanent, but this is what we had to do to try and  
3 get the extra space for people to live in. It was  
4 also nice, listening to the traffic on 54 Highway  
5 all night long. It's a very thin room.

6 Here's the giant kitchen that four people get  
7 to try and make dinner or lunch in. I mean, I know  
8 there won't be four people at a time. Here's two  
9 people; one washing dishes and one trying to cook.

10 The common living area, like I said, is 224  
11 square feet. There's really not a whole lot of room  
12 for people to separate from each other. We do have  
13 a training room which people like to hang out in,  
14 but if we're setting that up for training, that room  
15 wouldn't be available for use.

16 Here's the one shower in the building, which  
17 is an increased risk of health to our employees.  
18 People are exposed to blood-borne pathogens and come  
19 back and then take a shower. You're going to have  
20 to wait and stay in the contaminated clothing or  
21 change and get other stuff contaminated, because we  
22 only have the one shower to deal with.

23 Here's our tiny office space where our staff  
24 completes reports. It lacks security for HIPAA  
25 privacy and, as you can see -- I don't know if you

1 can see all in the back is that's one of the  
2 bedrooms. That's how close everything is together.  
3 We'd like to be able to separate people out a little  
4 bit more, just to try and keep our employees  
5 healthier.

6 Then there's bay space. So right now, we're  
7 squeezing two ambulances out the door, which I'm  
8 also surprised we don't rub up against each other  
9 more often. We really don't that much, but trying  
10 to get a truck out of a hole that small, if you're  
11 doing it in a hurry, is going to be pretty  
12 challenging and a lot of risk for taking care of the  
13 equipment that we have.

14 Here's last night, which the rain last night  
15 was pretty heavy wind, but it shouldn't rain inside  
16 your garage, I'm pretty sure. So we do have a wash  
17 bay where we try and take care of the resources that  
18 were provided to us. There's a fire truck in that  
19 wash bay right now so, you know, just pull the fire  
20 truck out, put our ambulance in, wash it, and put it  
21 all back in where it was, so it really just kind of  
22 delays our trying to take care of resources. I  
23 can't really have any complaints about the resources  
24 we have, as far as vehicles, and we try and take  
25 care of them because we realize that that's, you

1 know, hard-earned money put into it and we try and  
2 treat it as such, but having to pull this out and  
3 that out to wash the trucks is difficult. We can  
4 wash them outside unless it's cold or other  
5 conditions, but all right.

6 MR. BRANSCOM: Okay. As far as Pratt  
7 County Emergency Management needs, I think first of  
8 all, I'm just going to kind of go through and show  
9 you the office space that I've got down on 409 South  
10 Main. Right now, I have 625 square feet of office  
11 space. In that, I've got two offices and the rest  
12 of it is storage, which you can kind of see right  
13 here at the front of it, but the two offices  
14 themselves, which you'll see here in just a second,  
15 we've got some storage out there.

16 Okay. This is one office. Okay. This is my  
17 office right here, 9 by 14, and as you can see, kind  
18 of running out of room. That's in the 625 square  
19 foot part of it, so we're running out of room in  
20 there.

21 The other office is -- has our county  
22 communications individual in there, as well as it is  
23 Bill's office is in there, so they share one 4 by --  
24 one 9 by 14 office, so you can imagine two people in  
25 there with everything I've got in mine so, I mean,

1       there's no room really there, so the office space  
2       really isn't conducive to what we're looking at now.

3               Especially with COVID-19, with everything  
4       we've got going on, the supplies that we've got  
5       coming in, the coordination we've got, there's just  
6       no room to meet with other people, you know. As  
7       Scott mentioned earlier, you know, if we have to  
8       meet with other people, I have to meet with other  
9       people, with more than two or three people, I've got  
10      to go to their location, which means I've got to  
11      pack up everything I've got, take it to another  
12      building, bring it all back.

13              The bathroom, this used to be the old EMS  
14      building. Some of you guys have been around here  
15      for a while. A couple of you may have worked in it  
16      back in the '80s. This used to be the old EMS  
17      building. This right here is the bathrooms. It's  
18      got the old shower still in there.

19              This is our bay area. We're running out of  
20      space. What used to be manned by one person in this  
21      facility has now got three people in it. What used  
22      to have equipment for one person has now got three  
23      departments in it, so you can see that we're going  
24      to be running out of room really, really quick.  
25      There's really no room to put anything.

1           One of the trailers parked outside here is a  
2           16-foot trailer that we use for most times between  
3           events like the -- when we park this trailer in  
4           there, you can see we've got about six inches in  
5           between the storage shelf right there and the  
6           trailer tires, and you can't even walk between those  
7           two right there, okay. So we're lacking space in  
8           between there. You've got maybe a couple feet in  
9           between the wall and the other tire or wheel well  
10          there on the trailer, and you can see as you go on  
11          up, the old ambulance is parked in there. That's  
12          now our rehab unit. There's just not a whole lot of  
13          space when you got a 23-foot wide facility that's  
14          only 50 feet long in the bay area.

15          Okay. The picture there on the left, as  
16          you're walking up from the office area into the bay,  
17          as you can see as soon as you walk up those steps,  
18          you run right into the trailer. Okay. In between  
19          the hot water heater and the trailer there, you've  
20          got probably about a foot and-a-half, and I don't  
21          know if you can see it, but there's a little bitty  
22          light there on the trailer down on the bottom left,  
23          right below the tag. Every time you walk by there,  
24          you hit it and you break it. There's just no room  
25          in there.

1           Okay. This is our radio communications  
2 individual who's moved down into our facility as  
3 well, because there's no other place to put him. He  
4 doesn't have the space to put his equipment. He  
5 doesn't have the storage space. He doesn't have the  
6 proper work space. He doesn't have the security for  
7 his equipment, okay. As you can see, he's just  
8 right out there in the bay area and anybody can walk  
9 in there.

10           We've had problems with the roof leaking  
11 throughout the years. We've had it fixed several  
12 times. You know, as old as the building is and  
13 stuff, it's just -- I don't know. The roof was  
14 really in bad shape.

15           Okay. Outdoor parking, this is in the back of  
16 the facility. If we ever needed to get the rehab  
17 unit or the trailer out of my building right now,  
18 it's -- it's really hard, okay. Yes, I know we got  
19 a couple vehicles parked right there in front of the  
20 bays, and we can move those fairly quick, but if you  
21 ever drive back behind that building during the  
22 weekday, that white building there is one that was  
23 built a couple years ago. That's now blocking where  
24 we used to have a straight-out shot with our trailer  
25 and vehicles.

1           The wind folks that work out of there, they  
2           park over to the left, back behind that white  
3           vehicle. They've got a vehicle parked there.  
4           They've got trucks parked out there in front of  
5           their building. If you have to turn that corner  
6           with a 16-foot trailer, with those vehicles parked  
7           there, it's not going to happen, okay. If you're  
8           lucky, they'll be able to move their vehicles to get  
9           you out. You can't turn to the right and go down  
10          the alley because, as you can see, you got a pole  
11          right there. There's no way to get that 16-foot  
12          trailer out of that building if those vehicles are  
13          parked there during the work day.

14          Okay. Let me go back here real quick. Scott  
15          kind of mentioned, you know, some of the meetings  
16          and everything; kind of touched on all that. The  
17          meeting space I've got in front of my building, I  
18          can put four people up there. During the  
19          summertime, it's usually about 10 or 12 degrees  
20          warmer up there in the front than what it is in the  
21          rest of it. It's got big plate glass windows.  
22          We've had those tinted to kind of handle that a  
23          little bit.

24          Over the last 10 years, I went back through,  
25          and I'd say conservatively, I've hosted over 120

1 meetings, whether they be outside community members  
2 coming in, training meetings, exercises, local  
3 emergency planning committee meetings, training  
4 sessions, whatever. I've hosted over 120 of those.  
5 I've had to go to eight different locations, which  
6 included the 4-H building, the college, hospital,  
7 community center, municipal center. You name it and  
8 I've been there.

9 So what that means is that every time I have a  
10 meeting, I know I've seen a lot of you guys that  
11 were here during the wind farm meetings, when we had  
12 those out at the 4-H building. I had to pack up  
13 everything I've got in my office for that meeting,  
14 put it in the back of my truck, take it out to the  
15 4-H building, set everything up. That usually took,  
16 you know, a couple two or three hours. We hosted  
17 the meeting, tear everything down, bring it back,  
18 put it away, another two or three hours. So you  
19 figure that up over 120 plus meetings, that's a lot  
20 of time, okay.

21 If we were to have a facility to where we  
22 already had all that stuff in place, just like Scott  
23 said, for here tonight, it took us two days to set  
24 this up. If we were to have this large multipurpose  
25 room, all this stuff would already be set up. We

1       could go in, turn on the computer, turn on the TVs,  
2       and we're ready to go, okay.

3               When we were looking at this facility  
4       originally, our emergency operations center, we were  
5       looking for a 50 by 50 room, which would suffice to  
6       what we would be looking for for a large scale  
7       disaster, okay. We're also looking for a meeting  
8       space that we could hold regional training, the  
9       public could come in and use it, you know, stuff  
10      that we could not justify having just strictly a 50  
11      by 50 room for emergency operations center, you  
12      know, for our size of town, you know.

13              So this building that we're looking at is not  
14      only going to benefit us; it's going to benefit the  
15      community as well, okay. Others can come in and use  
16      that as well. But when we can save two to three  
17      hours setting up and tearing down meetings and  
18      stuff, that's a lot of man hours. That's a lot  
19      of -- that's a lot of wages, okay, and I don't know  
20      if you guys ever do that stuff, you know, but after  
21      awhile, it gets kind of old, and we just have to  
22      keep packing stuff up and moving here and moving  
23      there. You got to call other people up and say  
24      "Hey," you know, "can I use your facility for a  
25      meeting on this date?" A lot of times you're lucky,

1 you get to the first person that says yes.

2 Otherwise, you know, you just kind of keep going on  
3 down the road until you find someplace to host your  
4 meeting.

5 Storage space right now, I've got the black  
6 trailer is down at one of the fire stations. I've  
7 got stuff in the back of my building. If we had to  
8 have an emergency operations center activation, I  
9 could go down in the basement of the health  
10 department, so I've got to go to three different  
11 locations and do whatever I'm going to be doing.

12 When we met during the floods, the Labor Day  
13 floods, we only had like -- I think we had six  
14 people down there during the Labor Day floods, and  
15 it was busy. You saw when we had the first COVID  
16 meeting. We had, you know, probably 12 people down  
17 there. You know, you just don't have room. We  
18 ended up during the first part of COVID, we started  
19 down in the basement of the health department. I  
20 think we met down there twice. We moved out to  
21 Skyline Schools. After that, out to the library.  
22 We even had to move that because of six-foot social  
23 distancing, and we ended up having to go virtual on  
24 all of our meetings from that point forward, so  
25 we've been having to meet virtually. We can't meet

1 in public, but we just didn't have the space to do  
2 it, okay.

3 So the building itself, you know, yes, it's  
4 going to benefit us, but it's also going to benefit  
5 the community as well. You know, other people will  
6 be able to use that facility, that room, other than  
7 just us, so...

8 MR. HAMPTON: Bill Hampton, Pratt County  
9 Fire and Rescue. If you know me, I like to talk. I  
10 was told I needed to be short, so I've handed my  
11 speech to Glenna Borho and she's going to kind of  
12 knock it out for us, and if you have any questions,  
13 Morgan and I will be more than happy to answer them.

14 MS. BORHO: Thank you, Billy. Pratt  
15 County Fire and Rescue is a volunteer department  
16 that responds to any rescue or rural structure fire  
17 within Pratt County. The purpose of this department  
18 is to provide emergency services for residents of  
19 Pratt County and the individuals who are traveling  
20 through our county. Since Pratt County Fire and  
21 Rescue provides so many different services to such a  
22 wide variety of people, a public safety building  
23 should be a necessity.

24 Pratt County Rescue is a team of responders  
25 who are available 24 hours a day. They're

1 responsible for vehicle extrication on three  
2 different major highways that pass through Pratt  
3 County. These include Highway 54/US-400, Highway  
4 281, and K-61. Rescue crews respond within the City  
5 of Pratt, as well as to all vehicle accidents with  
6 possible injuries in the rest of Pratt County. When  
7 necessary, Pratt County Rescue is also ready and  
8 able to assist other surrounding counties with any  
9 mutual aid that falls within a 60-mile radius of our  
10 county lines. Our rescue services include assisting  
11 Pratt County EMS with medical calls, too. This is  
12 especially true when patients are in cardiac arrest  
13 or the EMS crew needs additional assistance with  
14 living and/or moving a patient.

15 Pratt County Fire and Rescue is the largest  
16 department within the county and consists of 22  
17 volunteers, but is continuing to grow. Many of  
18 those volunteers are also members of the rappelling  
19 team. I believe it's 17 people that have trained to  
20 have the ability to perform high angle rescues, so  
21 examples would be grain elevator entrapment, wind  
22 farm accidents, ethanol plant emergencies, and  
23 industrial falls.

24 The members of Pratt County Fire and Rescue  
25 have not only responded to head-on vehicle crashes

1 and rollover accidents in Pratt County, but have  
2 also assisted in many other counties, including  
3 Comanche, Kiowa, Barton, and Stafford County.

4 Pratt County Fire and Rescue responds with  
5 automatic aid to all rural structural fires, so they  
6 can assist the local townships in Pratt County to  
7 the best of their ability. Pratt County Fire and  
8 Rescue has also assisted the City of Pratt Fire  
9 Department, when requested, on large house fires, as  
10 well as aiding most of our neighboring counties with  
11 extra equipment and manpower. This mutual aid  
12 normally includes helping with large grass fires  
13 like the Anderson Creek Fire in Barber County a few  
14 years ago.

15 For the past two years, Pratt County Fire and  
16 Rescue has been under new management. During this  
17 time, the department has had more training than ever  
18 before. The relations with the City of Pratt Fire  
19 Department, as well as most of the smaller local  
20 townships, have been and are continuing to be  
21 greatly improved.

22 Currently, Pratt County Fire and Rescue does  
23 not have its own fire station or training grounds  
24 but, instead, has 10 fire and rescue trucks housed  
25 in four different locations around Pratt. Two of

1 the rescue vehicles are located at Pratt County EMS  
2 at 1001 East First. The rehabilitation and  
3 rappelling truck is located at 409 South Main. A  
4 grass truck is housed in a small building in Cairo,  
5 Kansas. A supervisory and support vehicle is  
6 currently used as a first response unit and the old  
7 1980's van, that we just recently decommissioned, it  
8 served its good purpose. The grass truck, two  
9 different tankers, the ladder truck, the light  
10 trailer and the rescue boat are all located at  
11 Township 12 Fire Department at 224 Country Club  
12 Road. Since Pratt County Fire and Rescue does not  
13 have their own building at this time, we would like  
14 to say "Thank you" to Township 12, as well as these  
15 other entities, for allowing us to store our  
16 vehicles and equipment in their locations, all at no  
17 charge thus far.

18 With Pratt County Fire and Rescue's equipment  
19 being spread out in four different locations, it  
20 makes the response times much slower, more  
21 confusing, and dangerous to both the first  
22 responders and individuals on the road. This is  
23 just another reason why we are trying to build a  
24 public safety building for Pratt County Emergency  
25 Medical Services, Pratt County Fire and Rescue,

1 Pratt County Emergency Management, Pratt County  
2 Radio Communications, and for Pratt community  
3 service workers. This will ensure all emergency  
4 vehicles, staff, and their offices will be in one  
5 central, safe, and secure location.

6 If this public safety building becomes a  
7 reality, Pratt County Fire and Rescue would be more  
8 than willing to assist local and neighboring  
9 departments with training. We also would be hosting  
10 regional and state fire schools that normally  
11 include two to three days' worth of classes. With  
12 the ability to host these schools, it will not only  
13 allow for better training overall, but it will also  
14 help support our local businesses, like restaurants  
15 and hotels.

16 Working with our local and state leadership  
17 has always been Pratt County's first priority, but  
18 especially in times like these, having a location  
19 that is suitable for conducting meetings is  
20 extremely important. For example, over the last  
21 three months, because of the COVID-19 pandemic, we  
22 have attended daily briefings hosted by the Kansas  
23 Division of Emergency Management that inform and  
24 update us about the COVID-19 pandemic. These  
25 meetings were very difficult for individuals from

1 many different departments to attend, because Pratt  
2 County does not have any adequate location available  
3 to host these meetings, plain and simple. These  
4 KDEM briefings have been moved from location to  
5 location, making attending the meetings extremely  
6 challenging for all parties involved, but especially  
7 for those who had to travel from their place of work  
8 to the various locations these daily briefings were  
9 being held.

10 These meetings have taken place at various  
11 locations, including PRMC, Pratt County EMS, Pratt  
12 County Health Department, the Commission meeting  
13 rooms, Skyline Schools, and the Pratt County  
14 Courtroom. Meetings were moved to smaller locations  
15 to larger locations in an attempt to comply with  
16 social distancing requirements. Eventually, we ran  
17 out of places that were large enough to host  
18 everyone, so we had to go to Zoom.

19 A Pratt County Public Safety Building would be  
20 a great asset to our community, and especially in  
21 times of need. Public safety officials from the  
22 Pratt County Health Department, PRMC, Pratt County  
23 Emergency Management, Pratt County Emergency Medical  
24 Services, Fire and Rescue, the sheriff's department,  
25 City of Pratt Police Department, both City and

1 County Commissioners, U.S.D. 382 and 438, will  
2 attend those meetings.

3 If that building had been a reality, they  
4 could have all been screened as they entered the  
5 lobby of the building by medically trained EMS  
6 professionals. With proper screening and a large  
7 meeting room, the chances of possible exposure are  
8 being greatly reduced. Preventing this type of  
9 exposure helps ensure the safety of our local  
10 officials and lowers the chances of spreading  
11 COVID-19 across multiple departments who are working  
12 together to protect you, our citizens.

13 As we continue to work together, having a  
14 large, centrally located meeting room in the Pratt  
15 County Public Safety Building would not only give  
16 the people in the building a place to meet, but it  
17 will also be available for many other county  
18 departments, including the Health Department, Road,  
19 Sheriff, County Commissioners, as well as being  
20 large enough to host elections, public health fairs,  
21 and even drive-through immunizations in the future.  
22 Having one large meeting room instead of multiple  
23 smaller rooms spread across the county would save  
24 the county from duplicating equipment such as  
25 tables, chairs, monitors and sound systems.

1           Another benefit of the building would be a  
2           large parking area. This is critical because Pratt  
3           County Fire and Rescue does not currently have  
4           enough parking spaces for all their responders.  
5           During the day, when the hospital/EMS parking lot is  
6           full, there's a shortage of parking spaces at the  
7           EMS station where some of our rescue vehicles are  
8           stored. This makes parking when responding to a  
9           vehicle wreck or rescue call very challenging.

10           The parking lot at the new building must be  
11           able to accommodate 20 to 25 responders, as well as  
12           vehicle maintenance. Training might include  
13           operations such as pumping the trucks, water  
14           shuttles, and setting up the aerial truck, which  
15           occupies a large area.

16           In the event of a large natural disaster, this  
17           facility has the potential to be used as a meeting  
18           place, staging area, and designated EOC for first  
19           responders from other counties who are coming in to  
20           assist our county with said disaster. An EOC is an  
21           Emergency Operations Center that would not only be  
22           used as a place where these volunteers would check  
23           in, but also where all critical information would be  
24           coming to and sent from. As you can see, the  
25           meeting room in the new building would have many

1 different functions, the EOC being one.

2 The information that we have just provided  
3 will hopefully give you all a better understanding  
4 of our current situation and what we're trying to  
5 accomplish. Pratt County Fire and Rescue does not  
6 have a building for its own place to store its  
7 equipment or training grounds or an adequate place  
8 to meet. Pratt County Emergency Medical Services,  
9 Pratt County Emergency Management, and Pratt County  
10 Communications are also in similar situations. The  
11 purpose of the building is to combine four  
12 departments in one suitable location that can also  
13 be used by many other Pratt County departments.  
14 This building will be known as the Pratt County  
15 Public Safety Building. The County already owns the  
16 land and it's large enough to house this facility,  
17 as well as being centrally located within our  
18 county. It will not only benefit the four  
19 departments that are stationed there, but is  
20 designed to better serve everyone, especially the  
21 citizens of Pratt County.

22 We also want to point out, we always want  
23 people to relocate and grow our town and our county.  
24 We have to have these assets, because that makes  
25 them help choose Pratt. When PRMC is trying to

1 bring physicians in here, trust me, facilities like  
2 that help sell the community, just like grade  
3 schools do and all the other nice things we have in  
4 Pratt Community College, and that's the end of  
5 Billy's report.

6 MR. HAMPTON: Thank you, Glenna. I also  
7 want to thank Addison Hampton. She's in the back of  
8 the room and she helped me type this up, so thank  
9 you, Addison.

10 MR. EISENHAUER: So the Commissioners  
11 have been talking about using what's called the  
12 Public Building Commission.

13 MR. HAMPTON: I guess we're going to show  
14 you some slides, just to kind of give you an idea.  
15 One of the things, ISO rate needs. If I could run  
16 multiple stations, there is a good possibility that  
17 we can lower your ISO rate for multiple departments.  
18 I would have to get the truck certified in that, but  
19 we're talking with ISO. There's a -- there's a  
20 possibility any township within a five-mile radius  
21 of my station would count, so that would be Township  
22 12, Cullison, Preston, and Iuka, so that could help.  
23 This is our call volume. I'm leaving out the  
24 other stations because I didn't call and get their  
25 approval, but basically, this is the 2019 run

1 numbers for anybody that's using our reporting  
2 system. Not everybody is, but it looks like 62  
3 calls for Pratt County Fire and Rescue in 2019, and  
4 then there's a graph kind of giving you an idea  
5 that, you know, who's doing what.

6 This is another one. This is 2020 call  
7 volume. This is up to date. Actually, it's not.  
8 We had another call the other day, so I put three or  
9 four in, and then we went and assisted another  
10 township and so we added another one, so basically,  
11 we've ran 38 calls so far this year. Compared to  
12 the City of Pratt, that's probably a lower number  
13 than what they run, but as far as anywhere  
14 township-wise or in the county, we probably have  
15 more runs than what -- well, we do have more runs  
16 than anyone, and I think there's a percentage. 51%  
17 of the calls are -- are either assisting another  
18 department or a rescue call.

19 Someone asked for average response times.  
20 Pratt County's is 13.25. One of the things you need  
21 to consider when you look at the map is there's  
22 different townships, and they're scattered all over.  
23 My response time would be to their location, so  
24 whether it's in the north or the south or the east  
25 or the west, I would be coming from Pratt, and by

1 the time I get there, my average time is quite well,  
2 depending on where we're going. I mean, it could be  
3 42 Highway. That could be the Kingman County line,  
4 so right there, we're averaging 13.25, and that's  
5 anywhere in the county.

6 This is my office. It was a storage room, so  
7 I cleaned it out. Mike Tibbetts showed up and we  
8 were going to put him in the front room and it's  
9 about 90 degrees in there during the summer, and I  
10 said, "Well, I guess we're going to be roommates,"  
11 so there's another picture, probably, but we're both  
12 in the same office. It works well. A lot of times  
13 I come in later in the day, so we work together.

14 This is Pratt County EMS. This is our rescue  
15 gear, so if during the day, we have a call, we run  
16 in, we put this gear on and we have two trucks at  
17 Pratt County EMS. Again, storage is a problem.  
18 We've got it clear to the roof.

19 252, that is parked against the wall.  
20 Sometimes it's almost touching the wall, and we're  
21 fortunate to store it there, but it's almost  
22 touching the ambulance, so there's an ambulance door  
23 open and that particular truck normally rubs my  
24 truck, so we share paint.

25 This is down at Tim's, 409 South Main, and we

1 recently purchased an ambulance to upgrade the 1980  
2 van. We're going to use it for rehab, rappelling,  
3 and kind of a little response unit. I mean, if we  
4 get on-scene, like when we had the rain the other  
5 day, it's a place to cool off the firefighters.  
6 It's a place to warm them up if it's winter. It's  
7 four-wheel drive. It's setting outside. We'll be  
8 glad to show you.

9 I think Tim wants to say something.

10 MR. BRANSCOM: I should have mentioned  
11 this earlier and I forgot, so I apologize, but our  
12 emergency management is coordinating with outside  
13 agencies during large-scale disasters. Pratt County  
14 is part of the State of Kansas Mutual Aid Compact,  
15 and we could provide mutual aid statewide to other  
16 jurisdictions whenever needed. While most consider  
17 mutual aid requests to involve things such as  
18 equipment and personnel, facilities can also fall  
19 underneath this category.

20 During the Greensburg tornado on May 4th of  
21 2007 in Kiowa County, they reached out to Pratt  
22 County prior to the tornado hitting the town. Pratt  
23 County deployed ambulances, fire and rescue, law  
24 enforcement and personnel to approximately 10 miles  
25 from Greensburg, prior to the tornado even hitting.

1 The deployment of these assets to assist a  
2 neighboring county is possible through the  
3 activation of the Pratt County Emergency Operations  
4 Center. That was through the emergency -- assistant  
5 emergency manager that was down there coordinating  
6 resources for the response, not only from Pratt  
7 County, but within the state as well. So they --  
8 the assistant emergency manager down there at the  
9 time was helping to coordinate resources from over  
10 200 miles away to that event, okay. So Pratt  
11 County's initial response out there, a lot of that  
12 was done through the Emergency Operations Center.

13 It's also conceivable that this new facility  
14 could be utilized as a regional emergency operations  
15 center during a large-scale event, radio  
16 communications that we will have in there, and we've  
17 covered all of our surrounding counties and would be  
18 able to talk statewide. We could talk to Topeka.  
19 We could talk to Goodland for radio communications.  
20 With updated technology and phone systems and other  
21 items, we could provide coordination for not only  
22 Pratt County, but neighboring counties as well.  
23 There's other counties surrounding us from the  
24 smaller counties that don't even have an emergency  
25 operations center. They don't even have a building

1 to go to. A lot of them operate out of their  
2 vehicles, and so this building could also -- we can  
3 also reach out to our neighbors and utilize this  
4 facility to help them coordinate assets coming in to  
5 them as well, so I just wanted to make sure we got  
6 that in there as well. I apologize for not  
7 mentioning that earlier.

8 MR. EISENHAUER: So as I mentioned  
9 previously, the Commissioners had talked about using  
10 the Public Building Commission to pursue this  
11 project. The Public Building Commission has been  
12 used in the past in Pratt County, and I'm going to  
13 let Kevin Cowan give a high level overview of how  
14 that works.

15 MR. COWAN: As Mr. Eisenhauer mentioned,  
16 I'm Kevin Cowan. I'm with the law firm of Gilmore &  
17 Bell out of Wichita. We serve as bond counsel to  
18 the county and we have for at least 40 years, and  
19 what that means is we are sort of a specialized  
20 county counselor as it relates to public finance and  
21 bonding matters, and so we've worked with the county  
22 a number of times through the years, including on  
23 Public Building Commission bond issues.

24 The Public Building Commission is a separate  
25 entity that is empowered to issue bonds for certain

1 projects, and I'm not certain of this, but this is  
2 how I've always made sense of it, why we even have  
3 such a thing in Kansas. A number of years ago, 40,  
4 50 years ago, states across the country were  
5 creating their own corporations that would then  
6 issue bonds for public projects and lease those  
7 projects to those entities, and I think the state of  
8 Kansas thought, well, if that's going to happen, why  
9 don't we just crack the statute and specifically set  
10 forth how this is going to be done in Kansas with a  
11 Public Building Commission, rather than leaving it  
12 to individuals across the state forming their own  
13 corporations.

14 So the general structure of a Public Building  
15 Commission, once it's created, is it can take an  
16 interest in a project, issue bonds to finance it.  
17 It has to lease the project to another governmental  
18 entity or a 501(c)(3) entity, and so that's how it's  
19 been used here in Pratt county. Two or three  
20 projects have been financed for the Pratt Regional  
21 Medical Center, which is also a county hospital, so  
22 it checked the box on both the governmental purpose  
23 and the 501(c)(3) purpose.

24 You may wonder, well, why use the Public  
25 Building Commission? Couldn't the county or city

1 that are using the Public Building Commission issue  
2 bonds on their own? And the answer is they could,  
3 but there are some advantages to a Public Building  
4 Commission and, in particular with the counties,  
5 there are advantages.

6 Counties have a very low debt limit relative  
7 to assessed valuation. The county debt limit is 3%  
8 of its assessed valuation. By comparison, a city's  
9 debt limit is 30% of its assessed valuation and so,  
10 again, very low debt limit for a county, and then  
11 the projects that a county is typically involved  
12 with are pretty expensive. They're building jails,  
13 courthouses, bridges, and things that are pretty big  
14 ticket items, so the debt limit can be a problem,  
15 and that's one of the reasons you usually frequently  
16 see a Public Building Commission used on county  
17 projects.

18 Another reason is not really a reason any  
19 longer, but Public Building Commission lease  
20 payments were once an exception from a prior Kansas  
21 tax code, so there was a tax lid a number of years  
22 ago. These weren't exempted. If a county was  
23 making lease payments to the Public Building  
24 Commission, it did not have to comply with any tax  
25 lid. That changed with our current tax code, but

1 the county is subject to a tax lid the last three  
2 years. The Public Building Commission lease  
3 payments are not an exception to the tax code, so no  
4 longer an advantage from a tax lid perspective. Any  
5 lease payment this project, if the Public Building  
6 Commission is used, will have to comply with the tax  
7 lid in terms of the county making payments to the  
8 PBC, and those payments, those lease payments, turn  
9 into the principal and interest payments that the  
10 Public Building Commission makes to the bond.

11 Here in Pratt county, the Public Building  
12 Commission was formed in 2002 by resolution of the  
13 county, and then in 2007, a charter resolution was  
14 adopted to add to the list of things that the  
15 statute provides the Public Building Commission to  
16 be involved with, and I was involved in the charter  
17 resolution. We added health care purposes and  
18 community and recreational purposes, and health care  
19 was for the PRMC projects, to make sure we had that  
20 brought forward.

21 So charter resolution is a process -- a  
22 process that allows the county to make its own law  
23 and change the statute that would otherwise apply to  
24 the county, so that's what we did with the charter  
25 resolution is just added to the purposes for which

1       it could be used, and that charter resolution,  
2       again, became effective in 2007.

3               Under that charter resolution, which again is  
4       sort of the law and the statute that applies in the  
5       Pratt County Public Building Commission, before the  
6       Public Building Commission would undertake a  
7       project, it has to be requested by another entity.  
8       It's going to be a governmental entity or it's going  
9       to be a nonprofit entity, so if we're talking about  
10      this project, the county would request that the  
11      Public Building Commission, which is a separate  
12      legal entity, undertake this project, and then the  
13      Public Building Commission can meet and act on that  
14      request and say it's been requested and we're  
15      interested in pursuing this project and issuing  
16      bonds for it and adopt a resolution of intent.

17              That resolution of intent, under the charter  
18      resolution, has to be published twice before it  
19      becomes effective. I'll add that this charter  
20      resolution allows the county Public Building  
21      Commission to do projects for entities that aren't  
22      in the county. It can do city projects. It can do  
23      school district projects. If those projects are  
24      undertaken by the county PBC, the city project, the  
25      school district project, that intent resolution is

1 subject to notice of protest by city voters or  
2 school voters, so they have a say. If it's a county  
3 project, the county is using its own Public Building  
4 Commission, it's not subject to those protests. It  
5 just has to be published twice, the resolution.

6 So for this project, sort of going forward,  
7 how would this work? As I mentioned, there would be  
8 a requesting resolution from the county, an intent  
9 resolution from the Public Building Commission, if  
10 the Public Building Commission is willing to adopt  
11 that. It gets published twice and, at that point,  
12 bonds are authorized, the Public Building Commission  
13 is authorized to undertake the project and move  
14 forward with it.

15 After that, we would work to put together a  
16 bond sale. That could happen in a number of ways.  
17 In the past, those have always been publicly sold  
18 bonds to investors all over the country. We talked  
19 about maybe this could be a direct placement or a  
20 private placement with one or more banks and not  
21 have a public offering of bonds, but that is for  
22 later discussions and to determine how that may  
23 happen.

24 Another one of the key things, that I may have  
25 mentioned earlier, the bond counsel's role in these

1 projects is at the conclusion of the bond issue or  
2 the closing of it, we give our legal opinion that  
3 the bonds have been validly issued under state law  
4 and, if applicable, the interest on the bonds is  
5 exempt from federal income tax, and that's a big  
6 one, and so we would expect the same here. This is  
7 a governmental purpose project. It is eligible to  
8 have tax exempt interest, whoever the bond purchaser  
9 or the bond holders are, and so that would be the  
10 goal of tax exempt bonds, a very low interest rate,  
11 hopefully, and that's -- that is how this works.

12 So, hopefully, I haven't been too long-winded.  
13 This is probably the least interesting presentation  
14 tonight, and I will be around for questions.

15 MR. McMURPHY: Again, I'm Kelly McMurphy  
16 with Landmark Architects in Hutchinson. Scott is  
17 going to put up some things on the overhead, I  
18 believe. Tim will talk about the first thing you're  
19 going to see is the -- the 3D look of the building.  
20 We did this as an illustration. Typically, we would  
21 do two-dimensional things, but most people can't  
22 tell, so we -- we did a 3D representation of what  
23 the building might look like.

24 I will tell you that this building is not  
25 fancy. It is not a -- throughout, it's not a brick

1 and block structure. It doesn't have any flat  
2 roofs. This is a pre-engineered metal building that  
3 we've tried to make look nice, and so it's not going  
4 to be -- you know, it's not extra expensive. We've  
5 tried to be as frugal with the construction of the  
6 building and also with the design of the building as  
7 we possibly could.

8 The -- in the foreground, you will see the EMS  
9 bays. There are six doors across the front. Then  
10 in the middle is the Emergency Operations Center and  
11 multipurpose room for the community events, and the  
12 north end, the north side, you can barely see, there  
13 are also bays for the fire apparatus, and then  
14 parking in front and paving all the way out to North  
15 East 20th, which will also be paved.

16 The site is being designed -- the civil  
17 engineer, Kirkham Michael, the county's civil  
18 engineering firm, is designing this site to be  
19 expanded. We can also put other county facilities  
20 out there, should that be necessary in the future,  
21 things like Road and Bridge Department, things like  
22 that.

23 You may notice, why do you have the EMS bays  
24 on one end and the fire on the other? Probably if  
25 this building ever needs to grow to accommodate

1 additional growth and vehicles, those would be the  
2 two areas, and the outside bays on both ends have  
3 full pre-engineered metal building frames so we can  
4 just attach, take down the interior wall and grow  
5 the bays as we might need to in the future. Nobody  
6 ever thinks that they're going to -- trucks are  
7 going to get bigger or you're going to get more, but  
8 having worked on several facilities similar to this,  
9 the trucks do get bigger and we seem to need more of  
10 the specialized events, so that's the 3D  
11 illustration. Next slide, please.

12 Just so Billy is happy that we get a little  
13 bit of the fire department slides in, I included  
14 this, so we can see his fire side also. We'll go on  
15 to the next one, Scott, if you would, and Tim.

16 This is the site plan of our facility. The  
17 bottom of the sheet is actually to the east. North  
18 is to the right, so the -- there's two driveways,  
19 one for the EMS, and it's -- it's wide enough for  
20 vehicles to come in and out of them. Fire, we use  
21 the north driveway. EMS and things would use the  
22 south.

23 There is public parking for the multipurpose  
24 to the EOC in front, and you'll notice a gray-shaded  
25 area in the base bid will have gravel parking, and

1 if our bids come in good, we may have an add  
2 alternate to extend that parking out front.

3 The front door would be in the center to the  
4 EOC and you'd be able to go pay your EMS bill, if  
5 you choose to do it that way, right inside the front  
6 door. Again, the EMS will be to the left there and  
7 the fire to the right. There is parking for the EMS  
8 staff and visitors on the right-hand side. On the  
9 rear of the building, on the west side, there is  
10 adequate parking for Billy's volunteer firefighters  
11 and additional people, and the gray-shaded areas  
12 there are also graveled areas for training and  
13 parking of vehicles. Should a major event in the  
14 area like Billy, I think, has been mentioned before,  
15 you know, you get a prairie fire, a wildfire, and  
16 you need to bring in other departments, we're going  
17 to have an area where you'll be able to pull those  
18 trucks in and fill them and stage what goes on that  
19 way.

20 This is an overall plan of the entire  
21 building. There's just shy of 30,000 square feet.  
22 The fire side has -- on the right-hand side, now I'm  
23 going to switch over to the right-hand side, we have  
24 a pull-through wash bay. It is 80 feet by 120 feet,  
25 the fire side. We have two pull-through doors.

1           We also have, I believe, seven doors across  
2 the front of the fire side. We have a training  
3 room, tool room, storage room, locker room, showers  
4 and restroom. We have a laundry to be able to wash  
5 bunker gear or turnout gear where the guys come  
6 back, separately, so it doesn't go inside the  
7 building. We've got floor drains in all of that  
8 area. We have actually an emergency wash bay in  
9 the -- in the fire wash area, and we have an  
10 emergency wash bay down in the left-hand side, in  
11 the EMS bays. Then we have a mezzanine. It has a  
12 concrete lid over the -- the areas there near the  
13 center. The -- all of that area is for storage.

14           You saw in the pictures, one of the things all  
15 of their existing facilities are sorely lacking in  
16 is the ability to store gear and training materials  
17 and things that, quite frankly, when they need to go  
18 in a short time, they need to get it and have access  
19 to it, and every truck on the fire side and every  
20 ambulance on the EMS side at present will have its  
21 own door, so they won't have to be fighting, trying  
22 to get out a door, like you see they are doing right  
23 now.

24           Billy, you have a question or want to make a  
25 statement?

1 MR. HAMPTON: On the fire side, he said  
2 there was a training room. There's not. We're  
3 going to use the main training room, and so there's  
4 no training room in there, and what he was  
5 mentioning in the wash bays is basically a shower,  
6 so if we come back from a call and someone's  
7 contaminated, we can get that off of them. You  
8 know, we've ended up at the feedlot and a couple  
9 other places. Our goal is to get whatever is on us  
10 off in the wash bay and then they can go to the  
11 shower room, so it's kind of a biohazard wash bay.  
12 It can drain outside or into a small pit, plastic  
13 container or whatever, but we won't have any  
14 training in this end, at this time. It's basically  
15 storage and trucks.

16 MR. McMURPHY: Let's go to the next  
17 slide. This is the center of the building, the  
18 EOC and multipurpose room. The multipurpose room in  
19 the center is 50 by 50, so it's basically half a  
20 basketball court, if you will, so think about where  
21 we're sitting right now, about half of this room,  
22 but of course, it won't have a 25-foot tall ceiling.  
23 We'll have about a 10 or 12-foot tall ceiling.

24 We have also a small training room and an  
25 emergency operations center that are on the

1 right-hand side that will be hardened, and when I  
2 say "hardened," it will have concrete block walls  
3 that are reinforced every cell. It will have a  
4 concrete lid and it will have its own equipment to  
5 be able to maintain, should the rest of the building  
6 blow away in the event of a tornado or something  
7 like that.

8 The generator sitting outside will also have  
9 an enclosure on it so the whole building can be up  
10 and running if power should be lost because of a  
11 storm, and that is also hardened, so that the  
12 generator stays put. It doesn't go off into the  
13 next county and then we don't have power.

14 We have an office for Scott. We have an  
15 office for Tim. We have an office for Billy. We  
16 have -- I call it an office, but it's really more of  
17 a workroom/office for Mike Tibbetts, the radio  
18 person here at the county, and it is lockable. You  
19 know, they talked about a little earlier about the  
20 fact that his stuff is out in the bay where anybody  
21 can have access to it. It has a work countertop and  
22 storage cabinets in his office. It has some  
23 ventilation so when he's doing things in there that  
24 we need to suck some air out of there and not  
25 contaminate the rest of the building with it, we

1 can.

2 We have a small serving kitchen in the back.  
3 We have a table and chair storage room, we have a  
4 mechanical room, and we have another closet. The  
5 reason for so many storage spaces is the table and  
6 chair storage. Should you or your group want to use  
7 the emergency operations center, the multipurpose  
8 room, you will have access to tables and chairs, but  
9 the other storage rooms can be locked, so you will  
10 not have access to training materials and other  
11 training equipment that EMS or emergency management  
12 or the fire and rescue guys have.

13 On the front of the building, we have an entry  
14 vestibule and then we have a hallway that leads -- a  
15 wide hallway that leads back to that EOC. We have  
16 restrooms right there at the front and then we also  
17 have an area for hanging coats and things like that,  
18 should you -- it be leased by an outside group, with  
19 the thinking there is if a family reunion or a group  
20 wants to rent that facility, they have access to the  
21 table and chair storage room, they have access to a  
22 catering kitchen, and they have -- and when I say "a  
23 catering kitchen," it's really just you can bring  
24 food and set it in there. You have refrigerators  
25 and things like that, and then you have access to

1 the bathrooms, but all the offices and the other  
2 areas of the building can be locked and maintain  
3 security.

4 What have I missed on that part, guys, that  
5 you want me to discuss? Okay.

6 Now we've gone to the south end of the  
7 building. Again, we have the EMS vehicle bays, we  
8 have also emergency management bay, and we have a  
9 wash bay separate from the fire guys, and so Scott  
10 can wash -- the EMS guys can wash their ambulances  
11 and don't have to pull a fire truck out to do that.

12 We have a secure office so when they return  
13 from a run, for paperwork, it's a place where they  
14 can actually go. We have emergency management  
15 storage. We have a secure workroom and storage room  
16 for things that Scott's department on the EMS side  
17 has to have that needs to maintain temperature, that  
18 they have meds and things like that in, and then we  
19 have another storage room and a workroom for working  
20 on things on the ambulances and the vehicles.

21 Then behind that, on the back side of that, is  
22 the EMS living quarters. It's about 2900 square  
23 feet. I believe right now, they have about 2400  
24 square feet. In that little cramped area, they have  
25 now something like that; is that right? 2000,

1 maybe. Anyhow, we have a nice large day room, and  
2 we went and looked at -- we toured some other  
3 facilities to know and we took pictures and we  
4 brought them back and discussed. We have a large  
5 day room where everybody can have a chair. It has a  
6 dining area. It has a kitchen with enough capacity  
7 for the various shifts to keep their things separate  
8 from the other shifts.

9 We have now two bathrooms. We also have two  
10 shower rooms that also have complete bathroom  
11 fixtures so they can -- and they're single person.  
12 They're not designated as male and female, so you go  
13 in and hit the privacy button on your door like you  
14 do at home, and you can shower or do what you need  
15 to do. We have a laundry room there.

16 We have another separate kind of day room area  
17 that's also an exercise type of spot, and then we  
18 have bedrooms that are located on the back side.  
19 Right now, one of the things I asked them when they  
20 let me tour their existing facility, is it seemed  
21 like the bedrooms open right off the day room, and  
22 as a guy that's old enough now that he's a fairly  
23 light sleeper, I asked about that, and they said,  
24 "Yeah, we get lots of complaints." You know,  
25 somebody's trying to sleep while the TV is blaring

1 and they're watching the Monday night football game  
2 or whatever it is, so the bedrooms are separated in  
3 the back so there's a little bit of privacy, but  
4 they're right out of there and right down the hall  
5 through the door into the ambulance bays.

6 What have I missed, guys? Anything you want  
7 me to hit on there, Scott? Okay. I know I'm  
8 long-winded.

9 Oh, there's also a mezzanine over a couple of  
10 those spaces, again, so they have some storage. You  
11 know, there's just, there's a big -- due to the  
12 nature of these guys' work, they operate with a lot  
13 of big equipment. They also operate with a lot of  
14 training equipment that needs space. It just --  
15 it's just a fact of life in what they have.

16 That's a blowup of the EMS living quarters. I  
17 will also say, while we're going to the next slide,  
18 that there is -- the whole building is fire  
19 sprinkled. The whole building, both EMS bays and  
20 fire bays, will have ventilation to suck the -- suck  
21 the exhaust out of there.

22 This is another overall plan showing some of  
23 our mezzanines and the hardening of certain areas.  
24 One more slide and I think I'm done and we can go on  
25 to the next.

1           These are just some exterior elevations. I  
2 apologize they're not in color, but we're far enough  
3 along right now that we're trying to get the  
4 drawings all wrapped up and out to bidders, and when  
5 you do that, sometimes they're now for the  
6 contractor and they're not necessarily presentation  
7 drawings.

8           Anything else I should mention? Okay.

9           MR. REYNOLDS: Joe Reynolds, Pratt County  
10 Commissioner, District 3. I think about where we  
11 would be in Pratt County today if the Commissioners  
12 would have listened to the naysayers in building of  
13 the hospital and those wind farms that were built.  
14 Now we're building a new building for the public  
15 safety center and we have some of the same naysayers  
16 today that are against it.

17           We see it's not going to cost the county. The  
18 taxes are not going to be raised. The mill levy is  
19 not going to be raised, and I would like to think  
20 what Tim, Scott and Bill, on their slides today,  
21 showed some of the problems that we do have with  
22 this building that we need, desperately do need, and  
23 I would think everyone could see the problems that  
24 we do have; that they can see we're just not  
25 building this just to be building it. We need this

1 building.

2 Also, I would like to bring attention to -- I  
3 realize that people get their tax statements every  
4 year and most people don't understand what they're  
5 looking at on them, but I'd like to bring about two  
6 of the things. You have about five different ones.  
7 You have Skyline, which is about 26 mills; you have  
8 the City is 52 mills; you have the County is 52  
9 mills; you have Pratt High is 30 mills; and you have  
10 the Community College is 39 mills; and I stop and  
11 think, you take that times -- well, one mill levy  
12 equals \$173,000.

13 You take each one of them mills times that and  
14 you see that Pratt, Kansas mill levy, total mill  
15 levy, just Pratt County, is about 9 million. You  
16 take out what the college has and they're close to  
17 7 million, and there's no way that we should be, as  
18 taxpayers, paying that much for -- the State should  
19 be paying part of this. They help K-State; they  
20 help KU; they help Hays; they help Emporia. Why  
21 aren't they helping us?

22 I would like to thank all that came out  
23 tonight to listen to hear the truth, that we've had  
24 a lot of lies that's been put out. Thank you.

25 MS. BORHO: Good evening, everyone.

1       Glenna Borho, Pratt County Commissioner, District  
2       Number 2. I want to thank everyone for coming,  
3       first of all, and secondly, I'd like to thank the  
4       City of Pratt for allowing us to use the municipal  
5       building, since we don't have a place we can meet at  
6       the County.

7               Okay. I'm going to give a little history to  
8       all of this so that people know what really is going  
9       on.

10              On May 14th, 2018, over two years ago,  
11       Township 12 officers attended a Pratt County  
12       Commission meeting and asked that we pay for an  
13       addition to the present Township 12 fire station,  
14       due to overcrowding and lack of space. It was  
15       explained that Pratt County would pay for the  
16       addition, the increased insurance and utility costs,  
17       but of course, and this is only right, the facility  
18       would still be owned by Township 12. That building  
19       was built in 1991, almost 30 years ago.

20              Right after that, Pratt County paid \$5,000 for  
21       an option on the land directly south of Pratt  
22       Residence and Rehabilitation Center on East Third  
23       Street, but we soon realized that parcel of land was  
24       just too small for what we wanted to do, so the  
25       search for land began.

1           We inquired about land from Dale Withers east  
2           of PRMC all the way to Parke Street, but he refused  
3           to name an asking price. Roger Sewell was asked  
4           about land south of Younie Landscape on Highway 61.  
5           He quoted about \$25,000 an acre. We visited with  
6           Pratt Community College about 14 acres on the west  
7           side of North Fincham Street. That was 200,000, I  
8           believe, for the parcel; about 14,000 an acre. So  
9           at the time, our county counselor, Bob Schmisser,  
10          sent letters to Mrs. Holder on South Fincham, just  
11          east of the new Walmart, and to every landowner  
12          along Highway 54, asking if anyone wanted to sell  
13          the County land.

14          On a very hot and windy July day in 2018,  
15          Billy Hampton and I visited with Dale Withers  
16          regarding 17 acres on the east side of North Fincham  
17          Street. Once again, Mr. Withers would not sell the  
18          parcel to Pratt County, but he offered to construct  
19          the building and lease it to Pratt County. When I  
20          responded that Pratt County does not pay property  
21          tax, he indicated it would be to his benefit to have  
22          his property valuation reassessed if he provided the  
23          building. Well, that ended that possibility. I  
24          don't do stuff like that. I'm honest and a person  
25          of integrity.

1           Pratt County received two offers for land that  
2 we could purchase. The first one was 82 acres owned  
3 by Mrs. Glover from Texas, and that was purchased on  
4 November 19th, 2018, for a total price of \$850,000.  
5 That is \$10,365 per acre. The local attorney, Steve  
6 Brown, who has since retired, represented  
7 Mrs. Glover, and you need to remember that this  
8 parcel's frontage is on U.S. Highway 54/400, which  
9 increases its value for resale.

10           So we've kind of plotted this out that we're  
11 going to have the KDOT right-of-way, which leaves  
12 40 feet in north of the highway. We have four  
13 commercial retail lots. Then we have a -- an access  
14 road that will run east-west and four more  
15 commercial retail lots. Those lots, based on what  
16 has been selling lately for Hibbett's, Maurice's,  
17 Dollar Tree and Braum's, those should pay for the  
18 entire 82 acres of land when they're sold.

19           On December 3rd of 2018, Pratt County  
20 purchased 48 acres from the Burkner Brothers for  
21 \$265,000, and that's \$5,520 per acre. This parcel  
22 is located between North East 20th and 30th Street  
23 and has Highway 61 as its frontage. At this point,  
24 you may be asking yourself why the county commission  
25 purchased both parcels of land, and that's a valid

1 question. Well, until you do geotechnical tests and  
2 the tests are conducted and the results are  
3 received, you don't know if you have a piece of land  
4 that you can really would be suitable for building.  
5 So on the Glover land that we purchased, those  
6 geotechnical tests were to be concluded and reported  
7 to Pratt County by February 10th of this year, but  
8 we didn't receive those results until April 28th.

9 Now, for more history. Our ambulance services  
10 began at 409 South Main and the one ambulance had to  
11 maneuver around parked vehicles on West 4th Street.  
12 In 1981, 40 years as of next year, the EMS station  
13 located at 1001 East First was built on that site  
14 where it is today. The building has served us well,  
15 but many things have changed.

16 We hired Scott Harris as our EMS director in  
17 February of 2018 and he's actually brought us into  
18 the 21st century. Today we have four ambulances and  
19 that equipment is larger than it was 40 years ago.  
20 The paramedics and EMTs have to jockey the  
21 ambulances around into their designated parking  
22 space by moving another ambulance over so that the  
23 other one can be reversed into the bay area. They  
24 have to move the Pratt County Fire and Rescue piece  
25 of equipment, which is housed in the wash bay, and I

1 think we've said that, and anyway, we've changed our  
2 work schedule for our paramedics and EMTs to 48  
3 hours, so they work for 48 hours.

4 They eat, live, sleep, do chores, cook,  
5 shower, toilet, exercise, and respond to calls for  
6 48 hours straight and then they have 96 hours off,  
7 and because of that, and the municipal building is  
8 their home away from home, but these dedicated  
9 responders actually like this new schedule and they  
10 actually have a family life. They didn't use to  
11 have it when they had to work one day, then the next  
12 day they were on call, so they couldn't leave Pratt  
13 because they had to have a 3-minute response time,  
14 the next day they were off, and that went three,  
15 three, and three, for nine days.

16 We couldn't get people to apply. When Scott  
17 came and we changed the schedule, we have people  
18 that drive here for the 48-hour shift and commute  
19 back to their home that's many miles away. We have  
20 as many females as we have males as part of EMT  
21 paramedics and, as you've seen, the bunk rooms  
22 are -- everything is inadequate. I'm just going  
23 to -- you've seen all that. I don't want to kill  
24 that.

25 Okay. So some people suggested that maybe we

1       should build to the east of the present facility or  
2       we should have bought the Alco building, which we  
3       didn't know it was for sale, but anyway, neither  
4       of -- we appreciate the offer, but neither of those  
5       buildings, neither of those locations would be good  
6       for us. We really feel like, as commissioners, we  
7       need to keep the -- I'm going to call it the large  
8       city block that PRMC is on, for counties -- for the  
9       county hospital's use, and the Alco building, a  
10      concrete block building, the side wall's not tall  
11      enough, wouldn't work.

12                So Pratt County Fire and Rescue and Township  
13      12 have shared the same building for many years,  
14      which Pratt County very much appreciates, but the  
15      time has come for the county to be able to have its  
16      own building, to accommodate its equipment and its  
17      personnel.

18                The county's ladder truck at Township 12 has  
19      to be carefully maneuvered around high voltage  
20      electrical lines with short radii, and that does not  
21      bode well when you have to -- you're called to a  
22      fire and you're -- or to a scene of an accident and  
23      you're trying to move all this equipment around.

24                At one point, we were offered a vacant  
25      building in Withers Business Park, but the best

1 negotiated price we could get was 6,000 per month,  
2 and that's \$72,000 a year.

3 Okay. So Pratt County Emergency Management,  
4 as we've talked about, located at 409 South Main,  
5 Tim has to move his meetings around all the time.  
6 You can use the Pratt County Commission chambers.  
7 The sign in our office says it will accommodate 45  
8 people. No, it will accommodate about 20 people.  
9 It's a very tight meeting space, and we know that  
10 with all the places he's had to move around, it's  
11 just time-consuming and he has to lug all his stuff  
12 all over the place.

13 Mike Tibbetts is the Pratt County  
14 Communications person, and his testing equipment, we  
15 have to be careful with the leaky roof and stuff  
16 that it doesn't damage the expensive testing  
17 equipment. Anyway, as we've stated, we don't have a  
18 meeting space outside of the commission chambers,  
19 and the new facility has been designed to host  
20 local, regional and state meetings with 150 guests,  
21 will also -- can be used by the county residents for  
22 family reunions and celebrations.

23 Then we have a 30-person training room. We're  
24 proud of our department heads and our elected  
25 officials. They work well together. They have the

1 interests of our county residents at the core of  
2 their hearts, and they also are required to have  
3 additional education and training all the time, so  
4 this facility would really work well for us.

5 We went through difficult times, but NextEra  
6 actually wound up building two wind farms in Pratt  
7 County. Ninnescah Wind Farm is in the southeast  
8 quadrant, and that began production in December of  
9 '16, and Pratt Wind Farm, located in the southwest  
10 quadrant, began production in December of '18.  
11 Every March 1st or before, Pratt County receives a  
12 total of one and-a-half million dollars from  
13 NextEra, and that is guaranteed to us for 30 years  
14 minimum, and we place that money into the capital  
15 equipment fund.

16 Mr. Dwane DeWeese, he came to visit our  
17 commission every month for probably a year, asking  
18 the county to give those funds to PCC, U.S.D. 382,  
19 and U.S.D. 438. He's very persistent, Dwane, and he  
20 also provided us a wish list of projects that each  
21 of those entities wanted to use those funds for, and  
22 we told him we're working on a project. We're  
23 saving the money to build our project, and that's  
24 the safety building project.

25 It's been suggested that we continue the way

1 we've been and use the wind farm money to reduce our  
2 property taxes. Well, valuation for Pratt County,  
3 including commercial, agricultural, residential,  
4 nonprofits, but not State-assessed properties, and  
5 I'm just going to round this up, and it's not by  
6 very much, is \$105 million. So Pratt County  
7 residents' total valuation, the people that actually  
8 live here and own the land, I'm going to round this  
9 up just a little bit, is 75 million.

10 So if your residential property has an  
11 appraised value of \$140,000 and if we took a million  
12 of that and reduced our mill levy and to reduce your  
13 taxes, the problem is, we can't reduce just your  
14 taxes. We have to reduce the taxes of everyone that  
15 owns property in Pratt County, whether they live in  
16 the state of Kansas or anywhere else in the United  
17 States. Anyway, that would be \$96 a year. So think  
18 about the \$96 a year.

19 We've also had the idea of transparency, that  
20 we haven't been very transparent about this project.  
21 Well, let me tell you, we've been talking about this  
22 project for two years. The Tribune has had articles  
23 in the paper. We have our minutes, after we've  
24 approved them, posted on our Pratt County website.  
25 I know I spoke at Rotary, I believe last year, about

1 the project. I go to many, many meetings as a Pratt  
2 County Commissioner, and I visit about the project a  
3 lot, and if people don't know about it, you're  
4 always welcome to come to our meetings. We're more  
5 than happy to have guests at our meetings. We  
6 rarely have guests, but you're welcome to come.

7 We meet every Monday at four, unless it's a  
8 federal holiday, and then we meet the very next day.  
9 The Pratt Tribune generally has a reporter at our  
10 meetings and they publish their articles. We have  
11 no control over what they publish or when they  
12 publish it, but they do what they can, and now we're  
13 just down to one day a week, as we know, for their  
14 paper. And now our meetings, since COVID-19 took  
15 over, are on Zoom, so we invite you to our meetings.

16 Residents have also brought up, quote, this is  
17 not a good time to be undergoing a project of this  
18 magnitude. Like I said, we've been working on it  
19 for over two years. We feel the bids will be very  
20 favorable at this time and possibly be lower than  
21 maybe even anticipated, because the construction  
22 industry is looking for work and possibly will  
23 reflect that in their bids.

24 The developer, who is Pratt County, has to pay  
25 for all the utility extensions, and that's estimated

1 to be one and a quarter million dollars. The  
2 building is estimated at 5.2 million. The net  
3 result of the total project should be approximately  
4 \$7 million, not \$10 million, as it's been posted on  
5 all Dwight's signs.

6 To summarize, Pratt County has not built a  
7 freestanding building for 40 years. We have made  
8 some improvements to the Law Enforcement Center out  
9 of necessity and safety for the City of Pratt's  
10 police and the Pratt County Sheriff's officers and  
11 employees. With the public safety center, we will  
12 reduce our current rooftops by three, while offering  
13 our first responders a more secure, safer, and  
14 accommodating environment in which to live and work.  
15 The project will be paid for with wind farm proceeds  
16 in approximately five years or less.

17 I find it interesting that Dwight Adams has  
18 had all these signs posted around Pratt County about  
19 "Help Stop Wasteful County Spending" on this, quote,  
20 \$10 million project. I wonder where he came up with  
21 the other \$3 million, or did he just pull a number  
22 out of thin air and use that on his signs? It's  
23 unfortunate that so many citizens just swallowed  
24 what he told them. Even though my name and email  
25 were posted on these signs, I was contacted by less

1 than 20 people. Once they heard the truth, they  
2 were open to the project.

3 This is a picture, and our architect has a  
4 larger version, that Dwight Adams designed in May of  
5 2008, unbeknownst to his two fellow commissioners,  
6 with Landmark Architects, and that was to be an EMS  
7 and a health department, with an estimated  
8 construction cost in 2008 of \$3 million which,  
9 according to the Means cost estimating book, equals  
10 \$5 million today. Why was Adams's idea okay in  
11 2008, but now he's doing everything he can to  
12 prevent the building and safety center, which is  
13 costing the taxpayers nothing? Sounds strange to  
14 me.

15 I recently visited with Eunice Proctor, who's  
16 retired from PRMC, who's an excellent historian in  
17 the hospital, at the hospital. In 1930, our  
18 forefathers wanted to build a hospital, but as  
19 anyone will remember from history, that was the year  
20 right after the Great Depression, and so it was  
21 placed on the back burner. Surgery was actually  
22 performed on the eighth floor of the Parrish Hotel,  
23 and a physician owned a hospital which is now the  
24 Ninnescah Apartments over on Ninnescah Street, right  
25 off of 54.

1           Because that was a tax-supported endeavor, a  
2 public vote was taken in 1947, which passed. The  
3 official groundbreaking was on November 15th, 1948,  
4 and the hospital opened on -- this is a very unusual  
5 date -- September 11th, 1950. So this  
6 September 11th, our PRMC will be 70 years old.

7           The cost of the construction and FFE,  
8 furniture, fixtures and equipment, at the time in  
9 1948 to '50 was \$925,000. Do you know what that  
10 equates to today? Go on your smartphone. There's a  
11 calculator. That equals \$9,840,848.55. What  
12 foresight and faith our forefathers had to venture  
13 into a project of this magnitude. If only they  
14 could see what their original hospital has evolved  
15 into after 70 years, they'd be amazed.

16           Well, recently, a learned gentleman told me  
17 the following from a philosophical standpoint. Not  
18 realistic; philosophical. He said, "Glenna, you  
19 have two types of people living in your community.  
20 You have the renters. These are the people who live  
21 in your community and use the amenities afforded  
22 them, but they are unconcerned about the future or  
23 improvements of the infrastructure, and then you  
24 have the homeowners. These are the people who live  
25 in your community, who not only use the amenities

1       afforded them, but they also invest in the  
2       community's future. They want their community to  
3       continue to thrive and grow."

4               So my question to all of you is: What are  
5       you? A renter, a homeowner? A renter, a homeowner?  
6       Think about it. Thank you.

7                       (Applause.)

8               MR. JONES: Okay. We're going to have a  
9       45-minute question and answer, and I hope we're all  
10      respectful and polite when we're doing this and  
11      somebody wants to come forward. Two minutes per  
12      person is allowed, so if somebody wants to come up  
13      and start and respond. When someone comes up, state  
14      your name, please.

15              JOHN COCHRAN: My name is John Cochran,  
16      and I first of all want to let the -- all of you  
17      public personnel know that I do appreciate what you  
18      do, especially the emergency medical system.  
19      Everything --

20              MS. BORHO: Would you mind removing your  
21      mask? It makes it very difficult.

22              JOHN COCHRAN: I appreciate all that you  
23      guys do, guys and gals, you standing by to serve us.  
24      The -- I would -- I have some questions, and some of  
25      those have been answered, but I do have a concern.

1 One is post location -- or excuse me. I have a  
2 concern about the proposed location, and the reason  
3 is that in foul weather, ice and snow, seems like  
4 that would -- would be a delay in getting into town.  
5 The area that you're serving is mainly people  
6 that -- the center of the people is in Pratt, and so  
7 it seems like in bad weather, in the center of Pratt  
8 would be best.

9 My second concern is with the pandemic, we're  
10 going to have a lot of less revenue, less taxes and  
11 so on, and I would like to see consider using this  
12 money and put it aside and have it for maybe when we  
13 run out of money. Thank you.

14 MS. BORHO: John, I'll try to answer both  
15 your questions very quickly. Number one is North  
16 East 20th Avenue will be serviced by our county  
17 people obviously extremely quickly, because that's  
18 where all of our emergency responders will come  
19 from; and secondly, you asked about setting the  
20 money aside because of COVID. Amy Jones, our  
21 treasurer, told us at a meeting a few weeks ago that  
22 on our May taxes that were due, we had received, it  
23 was either 96 or 98% of the total monies expected at  
24 that time, so I -- I think things are doing as well  
25 as can be expected in Pratt County, and there's no

1 time like the present.

2 JOHN COCHRAN: The money that the State  
3 will give us, they may -- they're in trouble and  
4 they may not be able to give us some of the money.

5 MR. JONES: Does someone have another  
6 question?

7 TERESA MILLER: Teresa Miller. I have  
8 one question would be why 83 acres? That is --  
9 seems like an awful lot of acreage for the kind of  
10 building you're needing. I know you talked about  
11 selling off lots, but we know how that happens  
12 around here, and you're liable to still have those  
13 lots in 30 or 50 years.

14 Then, also, I'd like to sometime have a  
15 conversation with your architect about you're  
16 putting in wash bays for your trucks. Unless you're  
17 on City sewer, that is not going to work. You're  
18 going to have a big expense there to haul water off,  
19 because every bit of water from those trucks will  
20 have to be captured and hauled away in a -- in a  
21 separate, and that's a huge cost.

22 (Applause.)

23 MR. McMURPHY: Maybe I'll tackle that  
24 part. The civil engineer we had will have mud/oil  
25 separators and the -- yeah, we will. It's a 42

1 code --

2 TERESA MILLER: I will tell you, the KDHE  
3 would not allow us to separate the --

4 MR. McMURPHY: Well, the mud/oil  
5 separators, I -- this isn't my first fire station.  
6 The water will go -- from the wash bays will go into  
7 a mud/oil separator and then it will go into the  
8 sewage lagoon, and both the civil engineer and my  
9 mechanical engineers that are stamping the plans  
10 have checked on those things and we do actually --  
11 it -- it will meet the requirements, so I appreciate  
12 your -- your question on that. That's a very good  
13 question, but that -- that is allowed, and my civil  
14 engineer has checked into that.

15 MS. BORHO: I'll answer Teresa's first  
16 part about the 82 acres. I guess I thought I tried  
17 to explain that with all the different places we  
18 tried to buy land and, as I stated, the County has  
19 not built anything in 40 years. I'm retiring in  
20 January because, very honestly, I've served the city  
21 for 21 years and the county for eight, and I'm just  
22 going to say that beyond the public safety center, I  
23 can guarantee you that we need a new road barn,  
24 because that is a WPA project built in 1934, and  
25 there is no place better to put that than to the

1 north of our public building safety center on North  
2 East 20th Avenue, so that was another reason to have  
3 additional land.

4 DON PETERS: Don Peters. First of all,  
5 I'd like to thank you for the presentation. I think  
6 there was a lot of information in it that had not  
7 been out, and I think that it was very, very  
8 informative, so I thank you for that.

9 The question I have is about the -- you can  
10 call it administration grant that was published in  
11 the Tribune. Can you bring us up to date on what --  
12 what might be the -- that would be a great help for  
13 3 or \$4 million. Can you address that, please?

14 MS. BORHO: I'd be happy to answer that.  
15 If you couldn't hear, what Don was asking about was  
16 an EEA federal grant because of COVID, and we had --  
17 we worked tirelessly, several of us, over a number  
18 of days trying to get this grant ready to go in to  
19 the Feds, and then we discovered we have to have  
20 SHPO, which is the State Historic Preservation  
21 Office, you have to already have clearance from  
22 them, and NEPA, which is the National Environmental  
23 Protection Agency, which goes to like seven  
24 different agencies. You know, you've heard the  
25 (inaudible) -- or whatever it's called.

1           Anyway, we didn't have either of those, and  
2           then we also found out that there was only a total  
3           of \$10 million for all of the State of Kansas, so we  
4           actually never submitted for the federal grant. The  
5           only thing we've submitted for is a cost share  
6           program with KDOT to improve North East 20th Avenue,  
7           and all I'm going to say is I hope to God that all  
8           these signs haven't hurt our chances on that.

9           DON PETERS: So that's basically off the  
10          table?

11          MS. BORHO: The federal grant is off the  
12          table, yes, unless they come up with more money  
13          later on, but it takes months to get those NEPA and  
14          SHPO approvals. Thank you.

15          I'm just going to state one thing. People  
16          probably wonder why my name is on the signs.  
17          Because of the Kansas Open Meetings Act, you can  
18          only have one county commissioner, outside of a  
19          regular commission meeting, meeting with your  
20          department heads and the architects and the  
21          engineers, and at the time, the commission consisted  
22          of Joe Reynolds and Dave Ward and myself, and Joe  
23          still works full time and Dave said he really just  
24          didn't have the -- the time that he wanted to devote  
25          to it, and I said, "Okay. I'll volunteer on it. I

1 get it." So little did I know the hell I've been  
2 put through, but anyway, that's another story.

3 MR. JONES: Anyone else have a question?

4 JESSE BLASI: My name is Jesse Blasi.  
5 I'm a resident of Iuka. A couple questions, I  
6 guess. Number one, is it going to require any more  
7 employees to maintain this building? It looks like  
8 quite the facility. I think everybody in this room  
9 would love to have that, but the dollars we're  
10 talking pretty much scared us all away. I think  
11 it's a great building, but it's a lot of money. Is  
12 it going to require another employee?

13 There's going to be a lot of maintenance with  
14 this building. You guys cannot maintain my current  
15 roads. I'd love to take any of you three county  
16 commissioner's vehicles and run my routes every day  
17 with them, because I don't think they'd make it  
18 through the day, so I'm very concerned about why  
19 we're spending money on new things when we can't  
20 maintain what we currently have.

21 MS. BORHO: Well, we have \$4 million  
22 dedicated to county roads and bridges that we spend  
23 pretty much every year, and the majority of that is  
24 paid for. Half of it's paid for, basically, in  
25 benefits.

1           As far as answering the question, will there  
2           be an additional person, there probably will be,  
3           from the standpoint of when we have people that need  
4           to -- they want to use the facility to set up tables  
5           and chairs and things like that, but a new building  
6           is not going to have, quote, maintenance issues like  
7           what we're having today.

8           JESSE BLASI: And then probably one more  
9           comment that I'd like to -- I mean, I work with  
10          these guys on the fire department. I worry about  
11          our county fire. They have no actual fire district.  
12          They help us; they help everybody. I worry about  
13          those firemen. When the tone goes off, they go to  
14          the far corner of the county, when we have a rescue  
15          call. There's times that I wonder if we should not  
16          have a county fire and we should have a county  
17          rescue and really let those guys focus on accidents  
18          and things like that.

19          You saw the majority of their runs, and those  
20          runs are primarily rescue calls, I'm assuming,  
21          Billy. I'm just throwing it out there. I don't  
22          expect you to answer anything, but I think you guys  
23          need to think about that as we build this building  
24          and what we're trying to do and who we're trying to  
25          protect.

1 (Applause.)

2 MR. HAMPTON: One thing I might add is we  
3 currently are running 22 volunteers on the rescue  
4 side. Normally, when we go out on a vehicle wreck,  
5 we put four in Rescue One. Due to the seating in  
6 252, it really needs to be a four-door, but we  
7 pretty much put two or three guys in there. So on a  
8 normal rescue call, there's usually six that leave  
9 the station, but we currently have our own gear in  
10 our pickups, so a lot of times, we'll pick up  
11 another couple guys whether -- depending on what  
12 location. We've got guys north, south, east and  
13 west, that live in our community, that help us. We  
14 can also pull in local townships to help us on the  
15 fire side, but we try not to spread ourselves too  
16 thin. So if we're going out and we're assisting  
17 someone else with a fire, our hope is that we'll  
18 have enough people on the rescue side to cover it.

19 One of the deals I'm working on right now is  
20 we're decommissioning old Rescue 2, which is a 1980  
21 van. It's setting outside. We had the jaws of life  
22 pressure tested and inspected and they passed, and  
23 I'm going to donate them to the City of Pratt.  
24 We've had all the paperwork with the City, but my  
25 goal is that 252 is going to be a rescue truck,

1 Rescue 1 is a rescue truck, and then I'm trying to  
2 work with the City of Pratt to where if I'm in a  
3 bind or if I'm on 42 Highway and -- or 281, if  
4 something happens in the city, they will be able to  
5 respond to assist me, so we're kind of looking at  
6 that and that's why we're adding numbers, because we  
7 share departments with, you know, personnel with  
8 Township 12, as well, so --

9 JESSE BLASI: Well, that's my main thing.  
10 I think sometimes rescue gets overlooked and I'd  
11 like to see those resources there.

12 MR. HAMPTON: Rescue is primarily the  
13 thing that my heart is into and the reason I took  
14 this job was to increase rescue. I think if you'll  
15 come out and peek at the truck and look at the new  
16 electric jaws, I mean, we are really working towards  
17 rope rappelling. We're cutting more vehicles and  
18 we've got some training coming up that we're going  
19 to include the City and anybody that wants to come,  
20 so if your department wants to come, we'll invite  
21 you. Everybody's welcome and -- 'cause we may need  
22 you, you know. You call us for fires, we may need  
23 you for rescue, so the door is kind of open now, so  
24 we're trying to work with everyone. Thank you.

25 MR. JONES: Ask your question and then

1 we'll have a question on Zoom. Go ahead, Dwane.

2 MS. BORHO: Ask your question.

3 MR. JONES: Go ahead and ask your  
4 question.

5 DWANE DeWEESE: I'm Dwane DeWeese. I  
6 live at 30296 South East 20th Street, Pratt, Kansas.  
7 Five or six years ago, David Gill come to Pratt  
8 County and he was interested in putting in a wind  
9 farm. He met with three or four of us before the  
10 county commissioners ever knew what was going on,  
11 and when we worked with him, and my wife and I,  
12 there isn't anybody in this room that worked any  
13 harder to get the wind farms in Pratt County than my  
14 wife and I.

15 We worked through the zoning board and got it  
16 approved, and then the wind farm come into effect  
17 southeast of town. We worked also for the wind farm  
18 southwest of town. Our objective in getting the  
19 wind farm was to get a windmill on our farm, but  
20 that did not occur. We -- and my other objective  
21 was to get money for our schools and to lower our  
22 mill levy, and then we worked toward getting money  
23 for our schools and we met with the county  
24 commissioners a number of times and they told us  
25 that there was no money for our schools; that they

1 had another project.

2 I didn't realize that the project they had in  
3 mind was this massive and to spend that kind of  
4 money. I think we need to spend some of this money  
5 for our schools and lower our mill levy. There is  
6 no reason -- Scott, Tim, and Bill, we need to update  
7 our facilities. There is no doubt about it, but I  
8 think we're really going overboard in building this  
9 kind of facility, especially in the location that  
10 it's proposed.

11 I live east of town. I know what those semis  
12 coming from the east. I waited 30 seconds to get on  
13 that road when I come to town this afternoon. I  
14 don't know how you're going to get the emergency  
15 vehicles on that road with them semis coming into  
16 town 65, 70 miles an hour, unless you put a stop  
17 sign out there, and we -- you're spending our money,  
18 the Pratt County money, for this facility, and I  
19 think it can be done a whole lot cheaper than what's  
20 being proposed.

21 This meeting should have occurred a year ago  
22 before we spent three, \$400,000 for the architects  
23 to draw up these plans. I still want money for our  
24 schools and to lower our mill levy, and there is no  
25 doubt about it, we need to update our EMT, fire and

1 rescue, emergency management facility, and so you're  
2 spending our money and we have entrusted it to you,  
3 and I think we've overdone projects that's far  
4 beyond what we need. Thank you.

5 (Applause.)

6 MR. JONES: Go ahead and talk on Zoom.

7 UNIDENTIFIED ZOOM SPEAKER: Okay. My  
8 question is, this is basically the same he just  
9 brought up, that it's a long ways out of town for --  
10 I live on the west side of town. How long would it  
11 take to get to my house or West River Road, and are  
12 you going to put up a stoplight on 54 so that our  
13 emergency people can get in and out of it? I have  
14 the same problem with that as he did. It's a  
15 question I'm concerned about how safe it is for our  
16 emergency people to be pulling out in front of semi  
17 traffic, when they're doing 70 miles an hour, if  
18 they're down to 70 miles an hour.

19 I realize that's the same problem we have in  
20 town, but in town, at least it's 30 miles an hour,  
21 but I'm concerned about this. I wondered what  
22 they'd do about the stoplight or how long is it  
23 going to take the EMTs to get to my house?

24 MR. HARRIS: So one of the things in one  
25 of the slides that I think I probably failed to

1        mention at the time, but our new director, Joe  
2        House, he's the Executive Director of the Kansas  
3        Board of EMS, had them do an evaluation of our call  
4        volume and what specifically that would do to our  
5        response times, so he did agree that no matter where  
6        you move, you're going to be farther away from  
7        somebody. Even where we are right now, we're  
8        farther away from some people than other people, but  
9        their evaluation of it was that it would be pretty  
10       much insignificant, the change in our response times  
11       to that location.

12                So the problem with putting a stoplight in,  
13       that's a Kansas highway. We can't exactly just drop  
14       a stoplight in. So that is one of the first  
15       concerns that I personally had when we looked at  
16       that location was access to getting out of there,  
17       and we will work with KDOT, and I don't know if the  
18       civil engineer has ever worked with KDOT, but to  
19       talk to them about trying to get either the speed  
20       reduced there or other signage, so people are aware  
21       that there are emergency vehicles.

22                It's also at our current location can be  
23       extremely challenging, trying to cross out through  
24       five lanes of traffic when no one is looking in our  
25       direction. It's kind of a busy spot right in front

1 of our building, people coming and going from  
2 Dillons, coming and going from the hospital. We've  
3 set multiple times with lights and sirens blaring,  
4 trying to get out onto the traffic. So, I mean, in  
5 my 20 plus years of experience, it's easier to get  
6 out on one lane of traffic than to get out on five  
7 lanes of traffic.

8 I get it's a higher speed, but as I also  
9 showed from the images earlier, which I'm sorry you  
10 couldn't see on Zoom, it's a very clear sight line  
11 back to the east. I don't think it would be as big  
12 of a deal. I get having to wait 30 seconds to get  
13 on the road earlier, but we kind of have flashing  
14 lights that kind of take priority sometimes, so I  
15 think we'd have a little bit easier time getting out  
16 on there. I hope that answers your question. I  
17 couldn't tell you specifically how long it would  
18 take to get to your house. It depends on a lot of  
19 different factors.

20 UNIDENTIFIED ZOOM SPEAKER: Thank you.

21 KAREN DETWILER: Karen Detwiler. I just  
22 have a couple of questions. One of them is what is  
23 going to happen to the current facilities? Are we  
24 going to have more vacant buildings in town?

25 MS. BORHO: There's a Pratt County

1 Hospital Board that that building will revert to and  
2 that can be used for the hospital's use. As far as  
3 the EMS building, we own the building at 409 South  
4 Main. More than likely, we'll sell that, and Nancy  
5 Smith runs our community services. We rent that  
6 building.

7 KAREN DETWILER: Very good. How about  
8 the one on Country Club Road?

9 MS. BORHO: We don't own that building.  
10 That's owned by Township 12.

11 KAREN DETWILER: That's Township 12?

12 MS. BORHO: People have to realize  
13 there's City of Pratt --

14 KAREN DETWILER: Right.

15 MS. BORHO: -- there's townships, and  
16 there's county.

17 KAREN DETWILER: Right.

18 MS. BORHO: We have been leeching off of  
19 Township 12 all these years, putting our equipment  
20 in with theirs, and they've been nice enough to let  
21 us stay there all these years, but it's gotten to  
22 the point where there's no more room at the inn.

23 KAREN DETWILER: So it's not going to be  
24 an empty building?

25 MS. BORHO: It's not going to -- I'm

1       sorry, Karen?

2                   KAREN DETWILER:   It's not going to be an  
3       empty building?

4                   MS. BORHO:    The Township 12?

5                   KAREN DETWILER:   Right.

6                   MS. BORHO:    Oh, I would assume not, but  
7       you'd have to ask Township 12 people.   Gary Barker's  
8       in the audience.   No, you wouldn't be making that an  
9       empty building, would you?

10                  GARY BARKER:   Township 12 stays where  
11       it's at.

12                  MS. BORHO:    That's right.   Township 12  
13       stays where it's at.

14                  KAREN DETWILER:   Glad to hear that.   We  
15       don't need any other empty buildings.

16                  My other question is -- or my other response  
17       is, or comment that I would like to make, you have  
18       water.   You have water leaking underneath the garage  
19       door.   That's probably poor engineering and not the  
20       fact that your building needs maintained.   We have a  
21       new garage, too, and it rained like the dickens and  
22       it blew against that door, but it was designed so  
23       the rain didn't go under it.   So when you build your  
24       new building, be sure they make allowances for the  
25       rain, because we do get it.   Thank you.

1 (Applause.)

2 MR. JONES: Fred, do you have a question?

3 FRED NEWBY: I'm Fred Newby from 30519  
4 North West 100th Avenue in Pratt, Kansas. That's  
5 the northwest quadrant of the county.  
6 February 27th, I had a severe -- broke my leg,  
7 shattered it. I'd like to thank the Pratt County  
8 Rescue and EMT for making it. Without them, I laid  
9 in the snow from when it was 14 degrees and probably  
10 wouldn't have made it.

11 One of the things that I'm concerned about and  
12 voiced over and over again was when they got me in  
13 the ambulance, they would -- had two concerns: One,  
14 saving my life, and the other, how in the hell they  
15 was going to get on the county roads to the  
16 hospital. They finally called Township Number 80 to  
17 bring a four-by-four so they was afraid that the  
18 ambulance couldn't make it down the roads to Pratt.

19 I really think the county commissioners should  
20 look at spending some of this money to help the  
21 rural people and have roads, so if there is a  
22 terrible accident out there, that at least the EMS  
23 and the fire and rescue will have a decent road to  
24 save your life to come to the county. Thank you.

25 (Applause.)

1 UNIDENTIFIED SPEAKER: Do you have an  
2 answer?

3 MR. JONES: We probably don't have an  
4 answer right now, but we'll talk about it. Anyone  
5 else have a question? Shelley?

6 SHELLEY PATTON: I'm Shelley Patton, and  
7 Glenna, was the \$96, was that the tax on the  
8 \$140,000 house? Is that the way you presented that?

9 MS. BORHO: Appraised, yes.

10 SHELLEY PATTON: Appraised, okay. Well,  
11 we are a rural community and there's a lot of  
12 people, a lot of farmers, that own more than  
13 \$140,000, so it would mean more money to them.

14 My other question is on the financing. Okay.  
15 You're talking about doing bonds, is that correct,  
16 but yet, you're saying you could pay this off in  
17 five years?

18 MS. BORHO: Well, we're looking at bond  
19 counsel to give us good financial advice, but  
20 because of what we already have in our capital  
21 improvement fund, and we could actually put money  
22 onto the project, the project obviously is going to  
23 have progress payments as it's being constructed,  
24 and go to our local banks and ask for quotes on if  
25 they are willing to carry the rest of the note.

1 Like I said, we're looking at probably financing  
2 \$5 million, max, and pay for that in possibly five  
3 years, because we receive a million and-a-half every  
4 year.

5 SHELLEY PATTON: Okay. So there may not  
6 be bonds, then.

7 MS. BORHO: That's correct.

8 SHELLEY PATTON: Because those are pretty  
9 short-term bonds.

10 MS. BORHO: Right.

11 SHELLEY PATTON: Okay.

12 MS. BORHO: Most bonds are, you know, 20  
13 years, 10 years.

14 SHELLEY PATTON: Yeah.

15 MS. BORHO: You know, when you're looking  
16 at \$20 million projects like schools and things,  
17 so --

18 SHELLEY PATTON: And I do think trying to  
19 pay it off in five years is pretty aggressive. I  
20 don't know if there could be some happy medium  
21 somewhere or you could reduce our taxes a little  
22 bit, and I must agree with people that the county  
23 roads do need work. Now, I know they have tried.  
24 We've complained about our road many times.

25 MS. BORHO: Yes, I've received numerous

1 calls from your husband.

2 SHELLEY PATTON: And I know you have  
3 spoken with my husband, but it still needs work, and  
4 I'm not an expert in road construction.

5 MS. BORHO: Nor am I, but I do put a lot  
6 of faith and trust in Doug Freund, our Road and  
7 Bridge Supervisor. I think he tries to do his very  
8 best, and unfortunately, Pratt County, especially in  
9 the northwest quadrant, which is where we receive  
10 probably 98% of the complaints, and valid complaints  
11 they are, but it's made of blow sand there, and I  
12 don't care -- I mean, you know, they build,  
13 obviously, roads in the Sahara Desert, so it could  
14 be done if you just want to keep pouring more and  
15 more money, but you can go through and blade it, and  
16 if the wind's blowing, it's already rutted again,  
17 you know, just a short time later. But they do  
18 their best. They're supposed to be by your home  
19 once every six days, blading.

20 SHELLEY PATTON: Okay. I'll check that  
21 out. Okay. Thank you.

22 MS. BORHO: Thank you, Shelley.

23 MR. COWAN: I wanted to add a little bit  
24 to that. It is probably more typical that bonds are  
25 a longer term financing, 20 years, 15. It could be

1 as short as five or four, even shorter, and one of  
2 the nice things, longer term bonds have a higher  
3 interest rate because the longer you go, there's  
4 more risk of bad things happening, risk of default  
5 and those sorts of things, so if it's shorter, you  
6 can expect a lower interest rate because over that  
7 shorter period of time, it's less likely,  
8 theoretically, that there would be a default.

9 We've also talked about having a prepayment  
10 option, and I think it was one of the things that  
11 you said. So if you thought you could afford it  
12 over five years, you choose to finance it over 10,  
13 but then after five years, you've accumulated  
14 dollars and you want to pay it off early, you would  
15 have that option as well and we would make it a  
16 lower annual payment, but then you could pay it off  
17 early, and those are details that would have to be  
18 worked out with the bond purchaser, but certainly,  
19 you can do it as a short-term financing and you can  
20 do it a little longer and pay it off early. Those  
21 are just details that would have to be negotiated.

22 JOHN CROMER: I'm John Cromer and I live  
23 at 103 South Ninnescah and I've got some signs in my  
24 yard.

25 MS. BORHO: Two of them.

1           JOHN CROMER: Two of them, and addressing  
2           the road thing, you know, to have a road work in our  
3           part of the county where I used to live, you need to  
4           have a crown in the road. You go on the Pratt  
5           County Lake Road now, they've got that thing where  
6           the center of the road is lower than the shoulders.  
7           Water stands in the middle of the road and --

8           MS. BORHO: Unfortunately, as most of our  
9           roads, that the shoulders are up here and the road  
10          is down here, just the opposite of what it should  
11          be.

12          JOHN CROMER: And why are both the  
13          shoulders up then?

14          MS. BORHO: You'll have to ask our Road  
15          and Bridge Director, but I'm talking at a public  
16          safety meeting, so I can't answer the road question.  
17          I'm sorry. That's just how it is.

18          JOHN CROMER: My concern is that -- and  
19          Glenna, you say it's \$96 a year and, you know, my  
20          Word says we're supposed to take care of the widows  
21          and the orphans, and I don't deal with orphans but I  
22          deal some with widows, and \$96 doesn't sound like  
23          anything to you, but I had a widow come to me, and  
24          she didn't ask to borrow \$20. She didn't ask to  
25          borrow 25. She asked to borrow \$23 to get to the

1 end of the month. She goes out to Jay Bailey's and  
2 finances a battery. She goes out to Cooper Tire and  
3 buys one used tire. You know, we've lost Machinery  
4 Lane, Kenny Gates, Basic, and my question is -- and  
5 the oil revenue. What happens if a lot of this  
6 money goes away, and we're spending the wind tower  
7 money on this building? Then we're going to have to  
8 raise taxes, aren't we, to pay our bills? That's my  
9 question.

10 MS. BORHO: I guess the best way I can  
11 answer this is I have a budget from 2008 that shows  
12 when our mill levy was over 63 mills. Today, our  
13 mill levy is 52 mills. Now, granted, valuation has  
14 gone up in that time, but I'm going to tell you when  
15 I came on board, when the county commissioners  
16 received the requests from the department heads and  
17 elected officials for their budgets, that was  
18 compiled, given to the accountant. The accountant  
19 came back and said "Here's the mill levy," and the  
20 commissioners said "Fine."

21 I instituted budget sessions because I have 20  
22 years of experience with the City and we went  
23 through grueling budget sessions with the City. We  
24 now actually look at the department heads and  
25 elected officials' budgets and we actually made

1 cuts, so that the taxpayers are not just being  
2 handed a blank slate of what they were wanting, and  
3 that's what they had for years.

4 So all I'm telling you is we've tried to be  
5 really good stewards of the tax money that we  
6 receive from the -- everyone that owns land in Pratt  
7 County, which is about \$8.3 million, and the rest of  
8 our budget is funded through other revenues, but  
9 this building, like I say, is not going to affect  
10 the mill levy, and we feel like this need is very  
11 great.

12 If you remember after 9/11, no one could  
13 through enough money at the first responders. Well,  
14 call this our 9/11. We feel it's finally time that  
15 we need to do something for our first responders.  
16 You need to tour the EMS building in person and see  
17 what they live with every day. We have no fire home  
18 at all, and Tim and two other people are housed in  
19 that 409 South Main.

20 It just isn't working. It's time to progress  
21 and move on. We want to bring our young people  
22 back. They need -- they need to see the things that  
23 we're progressing. You can always dry up and blow  
24 away and look like some ghost town. I want to see  
25 Pratt continue to thrive and grow.

1           JOHN CROMER:  And you're comfortable that  
2 we're going to continue to have the income we got  
3 right now, with the oilfield situation and all?

4           MS. BORHO:  I feel confident we will  
5 continue to receive the money from NextEra that will  
6 fund this.  We're only talking five, maybe six  
7 years, and I know for a fact we will have that  
8 money.  Now, it's on up to the commission as to how  
9 that in the future, as to how that gets paid, but I  
10 think there will be a commitment there, hopefully,  
11 that that money will be used, obviously, to pay for  
12 the building.  I won't be there.

13           STEPHANIE SCHAFFER:  Hi, I'm Stephanie  
14 Schaffer and this is my husband, Joe Schaffer, and  
15 we just have a few questions, and I just wanted to  
16 say that I totally support a new facility for  
17 everybody.  I think it's definitely needed but I  
18 think, to me, it's out of budget just from my  
19 experiences with dealing, you know, pricing things  
20 and things like that.  It just seems like an ungodly  
21 amount of money to me and I think it could be done  
22 cheaper in location.

23           Most of the people that I have spoke with feel  
24 the same, that they're all for it, that they --  
25 they're not naysayers.  They're not like "No, don't

1 build it. Don't do anything new." They're actually  
2 for it. It's just the way it's been gone about and  
3 the -- it, you know, just seems like there's been a  
4 lot of wasted money on projects and land that was  
5 bought that wasn't necessary.

6 For example, like in my opinion, I'm just  
7 wondering why land was purchased before it was  
8 surveyed to see if you could -- if anything could be  
9 built on it, 'cause we used to live out in the  
10 county and there was a small piece of land that was  
11 the only piece left out in the Swisher addition for  
12 sale, and nobody would buy it, because they'd try to  
13 buy it but then they would not buy it because they  
14 found out you couldn't put a septic system out  
15 there, and so you couldn't build on it.

16 So I don't understand why property would, one,  
17 not be bought and have those surveys done before,  
18 instead of having all that money invested,  
19 especially at the premium cost that was given for  
20 that acreage, and then to be able to -- if you guys  
21 are going to sell it off, you're not going to get  
22 that back out of it, bottom line. It's going to  
23 lose the county money. I mean, that was -- that  
24 would be my concern, too.

25 And then also, as for the Alco building, we

1 bought that back in September of 2018 and it had  
2 been on the market for several years before it  
3 actually went up for auction, and of course, before  
4 that, Jim's Foodliner was purchased and, of course,  
5 the -- you know, they have the fire department there  
6 now, which works really well for them, and they have  
7 about half the property that we have in the Alco  
8 building, and so there's a full city block there and  
9 that building is about 27,000 square feet. You guys  
10 are putting in 30,000 square feet, and so I'm just  
11 curious why like the county didn't buy that and use  
12 it for that, or even if they were able to  
13 accommodate three-quarters of what you're trying to  
14 accommodate and maybe do something else where, you  
15 know, the cost wasn't so much and it would be more  
16 centrally located because, again, my concern, and a  
17 lot of people that I've spoke to say the same thing  
18 about the location and the expenses, and you guys  
19 said that like 86% of the calls that you get are  
20 from within the city itself, and so it only makes  
21 sense that it would be located in the city.

22 And so when the Alco building, you know, went  
23 up for auction and everything, Bob Schmisser came  
24 to us the day before the auction and said that him  
25 and that you, Glenna, were actually interested in

1 buying it and wanted to know if we were interested  
2 in buying it and then if you guys could buy our  
3 corner, and then when we went to the auction, I  
4 mean, they weren't there. I mean, your husband was  
5 there, Glenna, and he was the one that was bidding  
6 against me at the auction, but then we ended up  
7 getting the high bid, and so I didn't know it was  
8 your husband at the time, 'cause I'd never met him,  
9 but now I know, but I was just, you know, curious if  
10 that was anything that you guys were considering at  
11 that time to help like to turn around and sell to  
12 the county or what, but I just think that the  
13 biggest thing is the location, and I'm not saying  
14 that I want to sell Alco to you, but what I'm saying  
15 was is I think you guys missed the boat.

16 MS. BORHO: What was the last comment?

17 STEPHANIE SCHAFFER: I think you guys  
18 missed the boat by the county not buying it.

19 MR. TRINKLE: I've got a comment on that.

20 (Applause.)

21 MR. TRINKLE: I've got a comment on the  
22 Alco building. Right next to it, city fire is  
23 Greensburg.

24 STEPHANIE SCHAFFER: What's that? I'm  
25 sorry.

1                   MR. TRINKLE: Was Greensburg. If we  
2 bought the -- if they bought the -- county bought  
3 the building, right next to the city fire was  
4 Greensburg tornado. We would have -- Pratt County  
5 would have lost everything, City of Pratt, County  
6 stuff, if they were that close in Pratt. It needs  
7 to be distanced.

8                   STEPHANIE SCHAFFER: But what are the  
9 chances of that, though? I mean, that's like a  
10 one-in-a-million deal.

11                   MR. TRINKLE: That's -- we hope it will  
12 never happen.

13                   STEPHANIE SCHAFFER: I think it would be  
14 amazing to be together so you guys could work  
15 together as a team, be there for each other and that  
16 sort of thing, be centrally located. It would have  
17 been a lot cheaper. I'm just saying, that's just my  
18 opinion. I mean, I would rather be close together  
19 and take that one-in-a-million chance.

20                   MR. TRINKLE: But that's all right from  
21 the standpoint, but you got to look out for  
22 everybody in the county that way.

23                   STEPHANIE SCHAFFER: Sure.

24                   JOE SCHAFFER: And also, that building  
25 has 16-foot ceilings in it, and if it wouldn't have

1 worked for the county, if they were thinking about  
2 doing it, we priced the cost to knock it down, and  
3 \$18,000 to knock the building down and haul it off,  
4 and if we wanted to have the concrete removed, that  
5 would be 20,000. So that would be 48,000, or  
6 38,000, and the total cost of that, and there's  
7 already utilities going to that property, sewer and  
8 everything, and with it being on a full city block  
9 access any which way, it just didn't make sense that  
10 that wasn't looked at as an option, to me. I mean,  
11 we bought it -- we bought it for other reasons, but  
12 I'm just, I'm trying to understand how this east of  
13 town is -- is -- is just the only way to go.

14 MS. BORHO: You know, I moved here in  
15 1982 and Pratt pretty much ended at 61 at that  
16 point. The year I moved here and opened Gentleman's  
17 Corner, McDonald's built and opened, and so did --  
18 oh, there was another -- oh, Walmart, the original  
19 Walmart, and I realize we're talking about EMS and  
20 fire and rescue, but I can guarantee you, we have to  
21 cover all 736 square miles in Pratt County, and even  
22 though I know the majority of things that occur in  
23 the city of Pratt, that distance you've heard, that  
24 will not significantly affect the response times.

25 I don't know what more we can say but, I mean,

1 we needed a lot of property to build what we wanted  
2 to build, and there was no property available, and  
3 it would not make sense to put two fire departments  
4 side by side.

5 I asked a young lady up on North Main Street  
6 one day, I said, "I see you have a sign in your yard  
7 and home." "Yeah," she said, "Dwight forced me to  
8 take one," and I said, "Oh," and I said, "Are you  
9 against the project?" and she said "No." She said,  
10 "I" -- well, she said, "I don't really agree with  
11 it," and I said, "Okay. So what's your comment  
12 about it?" And she said, "Well, you just bought a  
13 new ladder truck."

14 No, the City just bought a new ladder truck.  
15 People don't understand the difference between  
16 ladder truck and -- excuse me -- between -- I'm  
17 sorry?

18 UNIDENTIFIED SPEAKER: Ms. Borho, that's  
19 a 2001 model that cost \$50,000.

20 MS. BORHO: Okay. And I'm not saying --

21 UNIDENTIFIED SPEAKER: And right at this  
22 point, we have \$75,000 in it now, with what few  
23 repairs we had to do, so please rescind your "new  
24 ladder truck" comment.

25 MS. BORHO: Okay. A different --

1 UNIDENTIFIED SPEAKER: Thank you.

2 MS. BORHO: Excuse me. A different  
3 ladder truck. I'm sorry. I didn't mean to get your  
4 hackles riled, but it was different. It was a  
5 different ladder truck, okay, and I said, "No, it  
6 was the county has a ladder truck that we bought  
7 used that's out at Township 12."

8 Anyway, we always live in Tornado Alley. Like  
9 I say, we don't -- we don't feel that would be a  
10 good location, the Alco building. I'm sorry, and  
11 you'll have to ask my husband why he wanted to buy  
12 the building, because I have no idea, and trust me,  
13 it would not have been to resell it to the county.

14 JOE SCHAFFER: I do feel that everybody  
15 agrees the location is the big issue here.

16 (Applause.)

17 KAREN HAMPTON: I'm Karen Hampton and  
18 Billy is my husband, and I know that --

19 UNIDENTIFIED SPEAKER: Get closer.

20 KAREN HAMPTON: Okay. Sorry. I'm Karen  
21 Hampton and Billy is my husband, for those of you  
22 that don't know. We live outside of the city  
23 limits, but I understand everybody has a problem  
24 with the location, but as far as the Alco building  
25 at First and Jackson, all I can say is I just have a

1 question. How many accidents do you work at First  
2 and Jackson every year? I just don't think that's a  
3 safe location at all. Just want to make that.

4 MS. BORHO: Thanks, Karen.

5 TERRY RICHARDSON: Terry Richardson,  
6 business owner, and I've lived in this town for 20  
7 years. I've got a building that I built in town  
8 that's a pretty damn nice building, and I didn't  
9 give what I think is a lot of money for it. I think  
10 that this building is probably something we need.  
11 Billy, all you guys probably need something  
12 different, but they brought up a tornado a while ago  
13 and keeping everybody in the same place. Who all is  
14 going to move into that building after it's built?  
15 You going to keep the sheriff's office where it's  
16 at?

17 MS. BORHO: Yeah.

18 TERRY RICHARDSON: You sure?

19 MS. BORHO: Yeah.

20 TERRY RICHARDSON: Do we have to have  
21 that big of a building? Do we have to have that  
22 nice of a building? Really? Does it have to be  
23 that nice of a building?

24 MS. BORHO: What do you want us to build?

25 TERRY RICHARDSON: How about half that

1 much money? Have we talked to any local contractors  
2 about building something here? You've got -- who  
3 all you getting bids from to build this building? I  
4 had Kessler's build mine. I got about 700,000 in  
5 it. Pretty nice. I bought the land for 35,000.

6 MR. McMURPHY: We would like -- we would  
7 like every local contractor to bid on this project.  
8 We would like everyone. We've got several. We've  
9 got a couple I see sitting in the audience.

10 UNIDENTIFIED SPEAKER: We can't hear you.

11 TERRY RICHARDSON: Is this a done deal?  
12 Is this building, is this going to happen? I mean,  
13 we've got a million dollars in land; three or four  
14 hundred thousand dollars in architecture. Is this a  
15 done deal? Are we just talking? Is this going to  
16 get built or is there a way to stop it or get  
17 somebody to reconsider what we're doing here?  
18 Because, as a businessman, this don't make a lot of  
19 sense to me.

20 (Applause.)

21 MS. BORHO: Well, I guarantee you that  
22 when people hear that the County is interested in  
23 buying land, the price automatically goes up.  
24 You've heard me quote prices earlier, I assume,  
25 didn't you?

1           TERRY RICHARDSON:  The REA building,  
2           Glenna, set empty for three years.  They begged me  
3           to buy it for a buck and-a-half.

4           MS. BORHO:  Okay.

5           TERRY RICHARDSON:  Wouldn't that have  
6           sufficed?

7           MS. BORHO:  Well, that's as far out --  
8           further out west than what we're building out east,  
9           and everybody is complaining about the location of  
10          it.

11          TERRY RICHARDSON:  They're complaining  
12          about spending seven, eight million dollars on a  
13          building.  I think that's what everybody's  
14          complaining about.

15          MS. BORHO:  Well, that's because --

16                            (Applause.)

17          MS. BORHO:  I think that the reason that  
18          they're upset about seven or eight million dollars  
19          is because of the fact that they've seen signs  
20          around town saying 10 million, which is not true.

21          TERRY RICHARDSON:  I just read the -- I  
22          just read the information.  Your own estimation says  
23          it's going to be \$7 million, and we're not none of  
24          us stupid enough to believe it's going to stop at  
25          7 million, because it --

1 (Applause.)

2 TERRY RICHARDSON: It just keeps going  
3 and going. You got equipment to buy in there.

4 MS. BORHO: If that's what you want to  
5 believe, that's --

6 TERRY RICHARDSON: You're building a  
7 33,000 square foot living quarters in a place.  
8 Heck, most of us's house ain't that big. That's  
9 crazy. Why are we doing this? Why can't we just  
10 build something, either add on or find something in  
11 town? I got a building in town I'd have sold you  
12 for way less than that. I'll move. Come buy mine.  
13 I'll take a million. You're already six million  
14 ahead. I mean, you got room to add on all over the  
15 place.

16 MR. JONES: Thank you for your comments.

17 TERRY RICHARDSON: I can't hear you.

18 MR. JONES: I said thank you for your  
19 comments.

20 TERRY RICHARDSON: Oh, we're done?

21 MR. JONES: We're done unless you have  
22 further questions.

23 UNIDENTIFIED SPEAKER: Can you answer is  
24 this a done deal or not?

25 TERRY RICHARDSON: Yeah, you didn't

1 answer that. Is it a done deal? Are we doing this?  
2 Is this going to get built regardless?

3 MR. REYNOLDS: Sure, we're going to build  
4 it. We're going to build it.

5 TERRY RICHARDSON: What's that?

6 MR. REYNOLDS: It needs to be built.

7 TERRY RICHARDSON: Are we going to build  
8 it?

9 MR. REYNOLDS: We're going to build it.  
10 It needs to be built.

11 TERRY RICHARDSON: You're going to build  
12 it?

13 UNIDENTIFIED SPEAKER: Then what the hell  
14 are we doing here now?

15 TERRY RICHARDSON: If we say we don't  
16 want to build it, if the majority of the people  
17 don't want it built, it's going to be built anyway?

18 MR. REYNOLDS: That's one reason --  
19 that's one reason why this is set up like this is if  
20 you didn't have to be able to -- these cities  
21 wouldn't be able to prosper if you had to go to the  
22 taxpayer to get everything voted on.

23 TERRY RICHARDSON: They wouldn't -- they  
24 wouldn't build it, because they're smarter than  
25 that.

1 MR. REYNOLDS: They're building it. It's  
2 happening. They're using tax -- they're using wind  
3 farm money all over, but here, to build buildings.

4 TERRY RICHARDSON: Do what?

5 MR. REYNOLDS: They're using wind farm  
6 money all over to build buildings. Kingman. It's  
7 happening all over, from the wind farm money. I  
8 don't -- I don't understand how people can complain  
9 so much about what we're doing, because it --

10 TERRY RICHARDSON: Because it's  
11 ludicrous. It's -- this is the poorest -- probably  
12 the poorest times we've ever seen. I'm in the oil  
13 business. Everybody's hurting. Parts stores,  
14 everybody.

15 MR. REYNOLDS: So you want -- you want  
16 the County to help you because your business is  
17 hurting in the oil business then?

18 TERRY RICHARDSON: If my business is  
19 hurting -- if my business is hurting, Joe, yours is,  
20 because you get your money from us. You get your  
21 money from oil and gas in this town.

22 MR. REYNOLDS: Oh, I do?

23 TERRY RICHARDSON: Yeah.

24 MR. REYNOLDS: Did you hear what she said  
25 on the taxes? It's been paid. About 90% of the

1 taxes have been paid.

2 TERRY RICHARDSON: I know that ain't  
3 true. I know what my valuations is. My bill, my  
4 tax bill, normally is about \$60,000 a year on my  
5 equipment. You know what it is this year? Zero.  
6 It's stacked. It ain't being used. So everybody  
7 else's is the same way. Renditions are down in the  
8 oil and gas industry. We're suffering. Everybody's  
9 suffering. When we suffer, everybody suffers.

10 Now you got wind farm money, and that's all  
11 fine and good, but you, instead of trying to save  
12 the businesses you already got, you're going to go  
13 out and get some new stuff, build some new shiny  
14 stuff. That's crazy.

15 MR. REYNOLDS: No, it's not crazy.

16 TERRY RICHARDSON: Take care of the  
17 people you got.

18 MR. REYNOLDS: It's not crazy. I don't  
19 think it's --

20 TERRY RICHARDSON: Well, yeah, if  
21 somebody else jumped off a cliff, let's all go jump  
22 off a cliff. No, it don't make no sense. It does  
23 if you're -- it does if you're spending other  
24 people's money, but you're spending our money, like  
25 the guy said earlier. We got room to build a nice

1 building.

2 MR. REYNOLDS: Can you just -- would you  
3 just listen for a second? I believe this is wind  
4 farm money is what this money is.

5 TERRY RICHARDSON: You what?

6 MR. REYNOLDS: This is wind farm money.

7 TERRY RICHARDSON: Okay. It's Pratt  
8 County money.

9 MR. REYNOLDS: Where do you get --

10 TERRY RICHARDSON: It's Pratt County  
11 money.

12 MR. REYNOLDS: Where do you get that  
13 that's your money?

14 TERRY RICHARDSON: What's that?

15 MR. REYNOLDS: It's not tax money.

16 UNIDENTIFIED SPEAKER: It's taxpayer  
17 money.

18 MR. REYNOLDS: It's not taxpayers' money.

19 TERRY RICHARDSON: Oh, really?

20 UNIDENTIFIED SPEAKER: It's Pratt County  
21 money. It's taxpayer money.

22 MR. REYNOLDS: How do you get that?

23 UNIDENTIFIED SPEAKER: Because it's  
24 payment in lieu of taxes.

25 MS. BORHO: What do you think that means,

1 Tom?

2 MR. REYNOLDS: He doesn't know.

3 TERRY RICHARDSON: So you're -- you're  
4 saying that this money coming into the county  
5 shouldn't be spent to benefit the county; it should  
6 build a new building for the EMTs, and that's it.  
7 We shouldn't spread it out, make it everybody get a  
8 little piece of it. It should just go where you  
9 think it needs to go.

10 MR. REYNOLDS: Did you hear what she  
11 said? It takes five years and we'd probably have  
12 this paid for. This is money that we're getting  
13 from the wind farms.

14 TERRY RICHARDSON: So you're spending  
15 money you ain't got yet?

16 MR. REYNOLDS: Would you just let me talk  
17 and finish my talk one time? We -- \$5 million is  
18 what -- or five years is what it's going to take to  
19 pay for it. After five years, you still got another  
20 15 years of that million each year.

21 TERRY RICHARDSON: Let's wait five years.  
22 Let's bank that money for five years and then build  
23 it when we got the money. Let's try that.

24 (Applause.)

25 MR. REYNOLDS: Why do we need to bank it?

1                   TERRY RICHARDSON:  Why have you got to  
2                   borrow?

3                   MR. REYNOLDS:  We're not borrowing no  
4                   money.

5                   TERRY RICHARDSON:  Well, who's going to  
6                   finance this until we get our five million?

7                   MR. REYNOLDS:  We actually have  
8                   4.2 million.

9                   TERRY RICHARDSON:  Right now?

10                  MR. REYNOLDS:  Right now.

11                  TERRY RICHARDSON:  From the wind farm?

12                  MR. REYNOLDS:  From the wind farm.

13                  Strictly from the wind farm.

14                  TERRY RICHARDSON:  How much other money  
15                  you got in the county?

16                  MR. REYNOLDS:  We got -- we have enough  
17                  money.  The county is in pretty good shape.

18                  TERRY RICHARDSON:  It is?  How much, Joe?  
19                  How much you got in the bank?  If you had to write a  
20                  check today, how much could you write a check for?

21                  MR. REYNOLDS:  Oh, I don't have to answer  
22                  that.

23                  TERRY RICHARDSON:  You don't what?

24                  MR. REYNOLDS:  I don't have to answer  
25                  that.

1                   TERRY RICHARDSON:  You don't have any  
2                   idea?

3                   MR. EISENHAUER:  Our records are open to  
4                   the public.

5                   TERRY RICHARDSON:  I'm just asking.

6                   MR. EISENHAUER:  He doesn't have the  
7                   numbers in front of him.

8                   TERRY RICHARDSON:  Roughly, within a  
9                   million.

10                  MR. EISENHAUER:  You're welcome to fill  
11                  out an open records request and get the records.

12                  MR. JONES:  You can come to the  
13                  commission meetings and talk.

14                  TERRY RICHARDSON:  I can't hear you.

15                  MR. JONES:  Why don't you come to the  
16                  commission meetings, if you're so concerned?

17                  TERRY RICHARDSON:  I believe I'll start.

18                  MS. BORHO:  You're Terry Richardson;  
19                  right?

20                  TERRY RICHARDSON:  Yep.

21                  MS. BORHO:  Okay.  You look very  
22                  different from when I last saw you.  I want to make  
23                  sure I have the right guy.  Our auditor is going to  
24                  be there next Monday, June 29th.

25                  TERRY RICHARDSON:  Yeah, I'd like to know

1           how much you got in the bank.

2                   MS. BORHO:  Make sure you come, and then  
3           you can find out just how well off --

4                   TERRY RICHARDSON:  We may have enough to  
5           do this and catch some breaks on top of it.  We  
6           might have enough money to build this building and  
7           save us some money.  Might be able to keep everybody  
8           happy.

9                   MS. BORHO:  Well, like I said, we started  
10          working on this project two years and we wanted to  
11          have this public meeting a long time ago, but all of  
12          a sudden, COVID came into the deal, and so we --

13                  TERRY RICHARDSON:  COVID just happened in  
14          April.

15                  MS. BORHO:  Well, it was in March.  I  
16          misspoke.  Excuse me.  I misspoke.  We wanted to  
17          have this meeting like when we were starting to  
18          visit when Kelly came down, McMurphy, the architect.  
19          He came in, I believe it was January, and is that  
20          when it was that you came down, Kelly?  He came in  
21          January, I believe, and he went through the whole  
22          project and it was in the paper, and then we wanted  
23          to have --

24                  TERRY RICHARDSON:  I don't get the paper.

25                  MS. BORHO:  That's not my problem.

1           TERRY RICHARDSON: And the fact that you  
2 didn't tell me ain't my problem, either, but I  
3 just -- we just now got this brought to our  
4 attention, what's going on. I'm a little late to  
5 the show. I apologize.

6           MS. BORHO: That's fine.

7           TERRY RICHARDSON: I still don't think  
8 it's right.

9           MS. BORHO: I think what Joe was saying  
10 earlier, that you didn't give him a chance to  
11 finish, was that 96% of our tax revenue that was due  
12 on May 11th had been received.

13          TERRY RICHARDSON: That is for the year  
14 previous.

15          MS. BORHO: Yes.

16          TERRY RICHARDSON: Okay. Next year, it's  
17 going to be different.

18          MS. BORHO: And I realize there are  
19 people hurting. We've also done our CBBG grants  
20 that we were able to do to help small business here  
21 in Pratt. We've done -- and there's more money  
22 coming from the Feds through the State, and also,  
23 you know, we're trying to do what we can to help  
24 everyone, but we still feel we have this as a very  
25 significant need that's been there for many, many

1 years.

2 TERRY RICHARDSON: I would suggest that  
3 you might put this on the back burner for a year and  
4 let's see where the state and the county is next  
5 year at this time, after we've seen the  
6 repercussions of everything that's getting ready to  
7 hit the fan right now. Can you do that?

8 MS. BORHO: No. Sorry.

9 TERRY RICHARDSON: You're going to go  
10 ahead?

11 MR. REYNOLDS: The reason why we can't do  
12 it is because I don't think it would have made any  
13 difference whether if the virus would have come or  
14 not. You would have still have the same -- you  
15 would have still had the same view about not  
16 building it.

17 TERRY RICHARDSON: You would have still  
18 had the same view or me?

19 MR. REYNOLDS: You. You would have had  
20 the same view.

21 TERRY RICHARDSON: Me and a lot of other  
22 people.

23 MR. REYNOLDS: Well, don't use that as an  
24 excuse, then, putting it off for a year.

25 TERRY RICHARDSON: Well, let's see where

1 we're at in a year.

2 UNIDENTIFIED SPEAKER: Put it up for a  
3 vote.

4 TERRY RICHARDSON: Put it up for a vote.

5 UNIDENTIFIED SPEAKER: Put it up for a  
6 vote.

7 MR. JONES: Okay. You've had your two  
8 minutes. Thank you. You've had your two minutes.

9 TERRY RICHARDSON: I'm done.

10 TERESA MILLER: Teresa Miller again. I  
11 do want to make one other comment. You know,  
12 looking at this, and I believe you said a 2900  
13 square foot living facility for the EMS portion of  
14 it. That's bigger than most people's homes. That's  
15 a very, very large living facility.

16 The other, you know, I just think you need to  
17 look -- it kind of reminds me of the original Pratt  
18 High School, when they talked about building one  
19 east of town. It was kind of a pie in the sky, way  
20 overbuilt. That failed miserably when it went to  
21 the voters.

22 And the hospital, the first thing that was  
23 presented with the hospital, did not pass. It was a  
24 very large, much more elaborate. Both of those two  
25 entities went back and looked at what they were

1 presenting to the public and took in what the public  
2 wanted and came back with something much more  
3 reasonable and within the cost frames, and then  
4 people were accepting of it.

5 I think you guys are kind of at that pie in  
6 the sky, and that's the -- that's what you guys are  
7 set on now, and I think that's where your problems  
8 are coming from, from the public, is because it  
9 is -- it's a beautiful building, looks to be, but I  
10 think it's an overdone building, maybe, at this  
11 point.

12 (Applause.)

13 MR. JONES: After your question, we'll  
14 have a Zoom.

15 KELLY NIENKE: Excuse me?

16 MR. JONES: Step up to the microphone,  
17 please.

18 KELLY NIENKE: Oh, I can -- I can talk  
19 fine. My name is Kelly Nienke. I live out on  
20 30th Avenue.

21 MS. BORHO: We can't hear you.

22 MR. JONES: We don't know who you are.

23 MS. BORHO: Thank you.

24 KELLY NIENKE: I don't want to touch that  
25 mic. I got to argue with you that that is county

1 money. That's wind farm money to the county. It's  
2 not just a separate bunch of money. It's county  
3 money. It goes into the wind deal and it's for the  
4 county.

5 If you feel this is so good for your  
6 constituents and you have faith in that it is a good  
7 idea, then put it on the ballot for a vote and let  
8 them vote whether it's good or not. Don't you be  
9 the deciding judges, I guess. You know, if it's so  
10 good and you got so much faith in it, let them  
11 decide.

12 (Applause.)

13 MR. JONES: We'll have one more question  
14 on Zoom and then we'll be done. You want to ask the  
15 question on Zoom, please, and tell us who you are.

16 JESSICA ROSENBAUM: Can you hear me?

17 MR. JONES: Yes, we can.

18 JESSICA ROSENBAUM: Okay. Hi, my name is  
19 Jessica Rosenbaum. I was born and raised in Pratt  
20 County. I've lived here my whole life, and I guess  
21 my question to the commissioners is why are we not  
22 strengthening and using those funds to disperse to  
23 the other departments that we already have, such as  
24 Sawyer, Byers, Cullison, all of those fire  
25 departments?

1           I have personally been in the EMS building and  
2           I can say that it does need updates, but I don't  
3           understand how we can justify spending this large  
4           amount of money to move them out of the central  
5           location that does help with response time.

6           My family grew up by Byers. We have  
7           personally benefited from the location that EMS is  
8           at right now, I think as well as the rest homes that  
9           are in town. You know, we have such a large  
10          location of people around where everything is  
11          located right now, that I just feel like it would be  
12          foolish to remove that, and I know that the fire  
13          department desperately does need more room, but why  
14          are we not looking at buildings that have already  
15          been built that we could possibly refurbish for  
16          those purposes and -- and just spread that money  
17          around to benefit not just, you know, one fire  
18          department and EMS building, but many services  
19          throughout the whole county?

20                 MR. JONES: Well, what we're trying to do  
21                 is get the building for the county so they can take  
22                 care of everything in the whole county, to help the  
23                 rural fire districts, and that's why we are trying  
24                 to do what we're trying to do.

25                 JESSICA ROSENBAUM: It would be not much

1 work, what we already have, and strengthen those  
2 departments, since they would be the ones that would  
3 be first responding to those emergencies in those  
4 areas and then, you know, build Township 12 up, so  
5 that they can come in and support those.

6 UNIDENTIFIED SPEAKER: I've just got one  
7 more question. You know, we elected you three as  
8 county commissioners and you represent us, and I  
9 understand that, but as you represent us, is there  
10 any reason why we should not take this, put it on  
11 the ballot here in November, and just see what the  
12 people in Pratt want?

13 I'm not -- I'm not being confrontive, but I  
14 think if I was you three, I would want to know what  
15 the people of Pratt think about that, Pratt County.  
16 I wouldn't want to make that decision by myself.  
17 Put it on the ballot and if it passes, I'm good with  
18 it, but I think we should have a chance to vote on  
19 it. I don't know how you make that decision or why  
20 you'd want to.

21 MR. REYNOLDS: Well, I say if we'd have  
22 put the wind farm on the ballot to let the people  
23 vote for it, we probably wouldn't have wind farms  
24 today, and we don't need to go through that same  
25 deal.

1 UNIDENTIFIED SPEAKER: You don't know  
2 that.

3 MR. REYNOLDS: If we were required -- we  
4 were required to do that, we would do that, but  
5 we're not required to do that.

6 UNIDENTIFIED SPEAKER: So you're not for  
7 the people, then.

8 MR. REYNOLDS: Think the way you want to  
9 think.

10 MR. JONES: This is going to be the last  
11 question.

12 DALE PHYE: Dale Phye. I live behind  
13 Dillons on Random Road, just one of the peasantry,  
14 and I think what these people behind me are trying  
15 to say is that they're all hurting. Everybody's  
16 hurting, and let's face it. The future is not real  
17 solid right now. Lot of stuff going on in a lot of  
18 places. People are just scared and, you know, I  
19 grew up here. I've been here so long my -- my  
20 family worked at the Peter Pan, okay. That's how  
21 long ago it was, and seen a lot of stuff happen in  
22 this town. Good stuff. Been a lot of good.

23 We know that these people here, they need the  
24 facilities. We get that. We also get that we don't  
25 have any say in it. It's already been decided. We

1 understand that. Whenever you want something, you  
2 get it. We get that, too. We're not -- we know our  
3 place. We know where we stand. All we do is pay  
4 the taxes. That's our job; we do it. It's our  
5 duty.

6 But we've seen a lot of stuff come through,  
7 and it seems like last several years -- well, it  
8 seems like it's been a long time, just seems like  
9 it's been years. It's been like a couple of decades  
10 now. Stuff comes through, we need this, we need  
11 that, and we get that. We pay it. But every time  
12 we turn around, you want something else, and we know  
13 it's our duty to do it. We do it willingly.

14 We try to do it without doing a whole lot of  
15 complaining, but as we live here year by year, we  
16 see our taxes go up a little higher. It's not just  
17 at the city or the county, it's everywhere else, and  
18 sales tax went up, but we know our place and we'll  
19 keep doing what we've got to do. No matter how hard  
20 it is, we'll get you guys what you want, and we'll  
21 keep voting for you and we'll keep doing all that  
22 stuff, because that's just the way it is. We're  
23 well-trained.

24 MS. BORHO: I'm sorry -- I'm sorry that  
25 you feel that way, because that's not what we're

1           trying to do. As we said earlier, we have not built  
2           a building in 40 years.

3                     DALE PHYE: We're not saying that you  
4           don't need it. We're not saying that.

5                     MS. BORHO: Okay. But it's probably like  
6           a husband and wife say when is it a good time to  
7           have a child? Is it ever a good time? There's  
8           always maybe something that's going to happen.

9                     The oil industry, I know we're very dependent  
10          upon it, but it's also a very cyclical business.  
11          Agriculture has been down. We realize this, but we  
12          are trying to keep us alive and growing, and  
13          that's -- that's where we feel like this building  
14          will help.

15                    DALE PHYE: We get that. You're going to  
16          get it. We know that. We're not arguing that  
17          you're not going to get it, because we know that. I  
18          mean, we've lived here long enough, we know that.

19                    What we're trying to say is our -- our  
20          billfolds are hurting and we just want to be able to  
21          breathe for a few years. Catch our breath, maybe  
22          get some -- you know what else brings people to a  
23          town? Lower taxes.

24                                    (Applause.)

25                    DALE PHYE: Somebody ought to try that in

1       this country at some point. That does a lot to  
2       bring people in. A lower tax rate. You ought to  
3       try it sometime. Not just you guys. Not just you  
4       guys. It's at every level.

5               What's the very first thing they want to do?  
6       Spend money. I mean, we get that. There's needs.  
7       It takes money to run the city. We get that. We  
8       understand it takes money to run the town. We get  
9       that. The county, state, yeah, but holy smokes.  
10       Let us breathe.

11               MR. JONES: Thank you, and thank everyone  
12       for coming this evening and making their comments.  
13       The meeting is over. Thank you.

14               MS. BORHO: I'll move that we adjourn.

15               MR. JONES: All in favor, say "Aye."

16               THE COMMISSIONERS: Aye.

17                       (Meeting adjourned at 9:30 p.m.)  
18  
19  
20  
21  
22  
23  
24  
25

1 STATE OF KANSAS )

2 COUNTY OF RENO )

3  
4 This is to certify that I, Lee Ann Bates, a  
5 Certified Shorthand Reporter in and for the State of  
6 Kansas, reported in shorthand the proceedings had at  
7 the time and place set forth on the title page hereof  
8 and that to the best of my ability, the above and  
9 foregoing pages contain a full, true and correct  
10 transcript of the said proceedings.

11 Certified to on this 3rd day of July, 2020.

12  
13 ADVANCED COURT REPORTING SERVICES  
14 LEE ANN BATES, CSR, RPR, CRR  
15 P. O. Box 1872  
16 Hutchinson, Kansas 67504-1872  
17 (620) 664-7230  
18  
19  
20  
21  
22  
23  
24  
25