

THE PRATT COUNTY COMMISSIONERS MET IN A SPECIAL CALL MEETING, WEDNESDAY, JANUARY 13, 2021 AT 4:00 P.M. IN THE COMMISSIONER ROOM, 1ST FLOOR IN THE COURTHOUSE. WITH THE FOLLOWING MEMBERS PRESENT: THOMAS W. JONES, RICK SHRIVER AND DWIGHT ADAMS. TYSON EISENHAUER, COUNTY COUNSELOR, LORI VOSS, COUNTY CLERK, MARK GRABER, IT DIRECTOR, NICK SQUIRES, ROBERT SMILEY, DOUG REH, GLENNA BORHO, BRIAN LAWRENCE, ABBIGAIL DOHERTY, SCOTT HARRIS, KELLY MCMURPHY, GREG HARMAN, RYAN LUNT, CHASE GALLE, TIM BRANSCOM, BRUCE PINKALL, DAVE HARBOUR, JOSH STAHL, JACK KENNEDY, MIKE TIBBETTS, BILL HAMPTON, DARCIE VANDERVYVER, DOUG FREUND AND LAURIE STRODA.

THE MEETING WAS OPENED WITH THE PLEDGE OF ALLEGIANCE.

TYSON EISENHAUER, COUNTY COUNSELOR, REMINDED EVERYONE THE MEETING IS BEING STREAMED OVER ZOOM AND TO PLEASE STATE YOUR NAME WHEN SPEAKING; MARK GRABER, IT DIRECTOR, WILL WATCH FOR ANY COMMENTS OR QUESTIONS FROM THE PUBLIC. TYSON EISENHAUER, COUNTY COUNSELOR, REMINDED EVERYONE IT IS A SPECIAL CALL MEETING AND THE ONLY THING THAT CAN BE DISCUSSED IS THE AGENDA ITEM.

JACK KENNEDY ASKED FOR A MOTION TO OPEN THE PUBLIC BUILDING COMMISSION MEETING. RYAN LUNT MADE A MOTION TO OPEN THE PUBLIC BUILDING COMMISSION MEETING. DOUGH REH SECONDED. MOTION CARRIED 3-0. RYAN LUNT, SECRETARY, READ MINUTES FROM THE DECEMBER 21, 2020 MEETING. DOUG REH MADE A MOTION TO APPROVE THE MINUTES FROM DECEMBER 21, 2020, AS READ. RYAN LUNT SECONDED. MOTION CARRIED 3-0.

COMMISSIONER JONES STATED THAT THE NEW COMMISSIONERS, COMMISSIONER ADAMS AND COMMISSIONER SHRIVER HAD QUESTIONS ON THE NEW PRATT PUBLIC SAFETY BUILDING.

KELLY MCMURPHY, LANDMARK ARCHITECT, GAVE A HISTORY OF THE PROCESS OF THE PROJECT. LANDMARK ARCHITECT WAS AWARDED THE BID TO DRAW UP THE SPECS FOR THE NEW BUILDING. AT THAT TIME HE WAS UNAWARE OF THE PUBLIC BUILDING COMMISSION AND THE ROLE THEY COULD PLAY LATER IN THE PROCESS. THEY PUT THE PROJECT OUT TO BID. THEY HAD ELEVEN BIDDERS AND ALL WERE WITHIN ELEVEN PERCENT OF EACH OTHER. THE LOW BIDDER WAS HARMAN HUFFMAN CONSTRUCTION GROUP, HUTCHINSON, KS.

JACK KENNEDY, PUBLIC BUILDING COMMISSION, MEMBER STATED HE HAD NEVER BEEN ON A COUNTY BOARD BEFORE AND FELT THEY WERE LEFT OUT OF THE PROJECT UNTIL IT WAS TIME TO FINANCE. HE STATED HE FELT IT WAS A LOSE-LOSE POSITION TO BE IN. HE FELT THE PUBLIC BUILDING COMMISSION SHOULD HAVE BEEN BROUGHT IN EARLIER. RYAN LUNT, PUBLIC BUILDING COMMISSION MEMBER AGREED HE WOULD HAVE PREFERRED TO BE IN THE LOOP ON THE PROJECT. RYAN DID NOT AGREE WITH IT BEING A LOSE-LOSE SITUATION. COMMISSIONER SHRIVER STATED HE FELT THE PUBLIC BUILDING COMMISSION AND PUBLIC WERE RAILROADED INTO THE PROJECT.

KELLY MCMURPHY, LANDMARK ARCHITECT, REPORTED THAT HARMAN HUFFMAN CONSTRUCTION HAD BEEN WORKING TWO MONTHS SINCE THE CONTRACT HAD BEEN AWARDED TO THEM. THE CONTRACTOR HAS GOOD FAITH CONTRACT WITH SUB-CONTRACTORS. GREG HARMAN, HARMAN HUFFMAN CONSTRUCTION HAS THIRTY FOUR SUB-CONTRACTOR AGREEMENTS OUT THERE AT THE PRESENT TIME. GREG HARMAN STATED TO STOP IT RIGHT NOW IT WOULD COST \$185,000 TO \$200,000, AND TO KILL THE PROJECT WOULD COST A MINIMUM OF 2.3 TO 3 MILLION DOLLARS. IF PAUSED THERE WOULD BE COSTS TO START BACK UP. HE STATED A LOT OF BEHIND THE SCENES WORK

HAS BEEN DONE. MATERIALS ORDERED AND DELIVERED OR ON THE WAY. KELLY MCMURPHY, LANDMARK ARCHITECT, STATED THE ONLY WINNERS WOULD BE THE ATTORNEY'S THAT WERE HIRED TO SUE. HE STATED THE COUNTY'S REPUTATION WOULD ALSO BE AT STAKE IN FUTURE PROJECTS AND GETTING COMPANIES TO BID.

COMMISSIONER SHRIVER WOULD LIKE TO BE THE LIASON BETWEEN THE COMMISSIONERS AND THE CONTRACTORS AND THEN REPORT BACK TO THE COMMISSION ON A WEEKLY OR BI-WEEKLY SCHEDULE.

DOUG REH, PUBLIC BUILDING COMMISSION, STATED HE WOULD LIKE AN OVERVIEW OF THE PROJECT AND TO ATTEND MEETINGS ON SITE TO SEE WHAT IS BEING DONE. HE WOULD LIKE A CONSTRUCTION SCHEDULE. GREG HARMAN, HARMAN HUFFMAN CONSTRUCTION, STATED THERE IS SITE MEETING, WEDNESDAY'S EVERY OTHER WEEK AT 10:00 A.M.

COMMISSIONER SHRIVER STATED JACK KENNEDY, PUBLIC BUILDING COMMISSION WOULD STAY ON AS A MEMBER UNTIL THE BONDS ARE SIGNED JANUARY 29, 2021, AT THAT TIME HE WILL RESIGN AND CHASE GALLE HAS AGREED TO BE APPOINTED TO THE BOARD AFTER JACK'S RESIGNATION. JACK KENNEDY STATED THE PUBLIC BUILDING COMMISSION WAS NOT AGAINST THE PROJECT, JUST LATE COMING IN TO THE PROJECT AND THERE WAS A LACK OF COMMUNICATION.

TYSON EISENHAEUER, COUNTY COUNSELOR, REMINDED EVERYONE ALL CONTRACTS ARE AVAILABLE FOR ANYONE TO VIEW.

DOUG REH, PUBLIC BUILDING COMMISSIONER MEMBER, WOULD APPRECIATE PROJECT UPDATES AND THE PROJECT TIMELINE.

GREG HARMAN, HARMAN HUFFMAN, STATED ROBERT SMILEY, SMILEY CONCRETE WOULD START FOOTINGS THIS WEEK.

DOUG REH, PUBLIC BUILDING COMMISSION MEMBER, QUESTIONS THE HVAC CHANGES, HAD THEY BEEN MADE. GREG HARMAN, HARMAN HUFFMAN STATED THEY WERE WORKING ON THOSE. HE STATED THE EMS AND FIRE/RESCUE HEATED FLOORS HAD TWO SEPARATE CONTROLS.

COMMISSIONER JONES STATED HE WAS FOR THE PROJECT MOVING FORWARD. DOUG REH, PUBLIC BUILDING COMMISSION AND COMMISSIONER SHRIVER WOULD BE THE LIASONS BETWEEN THE CONTRACTOR AND THEIR RESPECTIVE COMMISSIONS AND WOULD REPORT BACK TO THEM. KELLY MCMURPHY, LANDMARK ARCHITECT, STATED THERE WOULD BE MONTHLY PAY APPLICATIONS TURNED IN FOR APPROVAL. TYSON EISENHAUER, COUNTY COUNSELOR STATED THAT KELLY IS THE GO BETWEEN THE CONTRACTOR AND COMMISSIONERS.

DOUG REH, PUBLIC BUILDING COMMISSION, ASKED GREG HARMAN, HARMAN HUFFMAN, IF THEY HAD QUESTIONS COULD THEY CONTACT THE SITE MANAGER, HE STATED, YES THEY CAN.

JACK KENNEDY, PUBLIC BUILDING COMMISSION MEMBER STATED GETTING THE PROJECT SCHEDULE WAS VERY IMPORTANT.

COMMISSIONER SHRIVER, STATED MOST PEOPLE IN THE AUDIENCE WERE THERE TO SEE WHAT THE COMMISSIONERS DECIDE ON THE BUILDING PROJECT.

TYSON EISENHAUER, COUNTY COUNSELOR, STATED HE HAD PROFESSIONALS WAITING ON THE RESULTS OF THIS MEETING. HE REMINDED EVERYONE THAT NO FORMAL ACTION NEEDS TO BE TAKEN IF THE PROJECT IS TO CONTINUE BECAUSE THE COMMISSIONERS AND PUBLIC BUILDING COMMISSION PREVIOUSLY COMMITTED TO THE PROJECT VIA VARIOUS RESOLUTIONS AND CONTRACTS. HE AGAIN EMPHASIZED THAT SUSPENDING OR TERMINATING THE PROJECT WOULD CAUSE SUBSTANTIAL ECONOMIC LOSS TO THE COUNTY AND LIKELY RESULT IN PROTRACTED LITIGATION.

TYSON EISENHAUER, COUNTY COUNSELOR AND JACK KENNEDY, PUBLIC BUILDING COMMISSION, ASKED IF ANYONE HAD ANY COMMENTS. COMMISSIONER JONES STATED HE WANTED TO MOVE ON WITH THE PROJECT.

COMMISSIONER ADAMS ASKED IF THE BUILDING COULD BE DOWNSIZED. KELLY MCMURPHY, LANDMARK ARCHITECT STATED IT WOULD BE COMPLICATED AND COST MORE MONEY.

LAURIE STRODA, STATED THE INFORMATION ON THE BUILDING WAS OUT THERE AND THEY SHOULD HAVE ATTENDED THE MEETINGS AND READ THE COMMISSION MINUTES IF THEY HAD QUESTIONS.

JACK KENNEDY, PUBLIC BUILDING COMMISSION STATED WE ARE COMMITTED AT THIS POINT. HE STATED TO KEEP THE COMMUNICATION OPEN AND GET THE UPDATES TO EVERYONE.

COMMISSIONER SHRIVER, STATED HE WAS FOR MOVING FORWARD WITH THE PROJECT.

RYAN LUNT, PUBLIC BUILDING COMMISSION MADE A MOTION TO ADJOURN THE PUBLIC BUILDING COMMISSION MEETING AT 12:20 P.M. DOUG REH, SECONDED. MOTION CARRIED 3-0.

COMMISSIONER SHRIVER MADE A MOTION TO ADJOURN THE MEETING AT 12:20 P.M. COMMISSIONER ADAMS SECONDED. MOTION CARRIED 3-0.

THOMAS W. JONES III CHAIRMAN

DWIGHT ADAMS MEMBER

LORI VOSS, COUNTY CLERK

RICK N. SHRIVER MEMBER