

Questions from 7/6/2017 Courthouse meeting

1. I was so proud of how the former commission had budgeted for the "new" Justice Center until now. I question how much of the budget dollars were robbed from the maintenance of the courthouse. Will you explain how you can be entrusted with new dollars when old dollars were not spent wisely? Thus causing intentional neglect of this building?
2. What has been the cost to maintain the courthouse in the last 20 years?
3. How are you going to pay for it?
4. There has been a funding question at several of the Commission's meeting. How will this "new" buildings(s) be funded and why can't that same means be used to fund the restoration? (Jim Bradley)
5. Why not sell the courthouse and let a new owner renovate? If not sell, how about a long-term (20-30 yrs.) lease agreement?
6. If it comes to a vote, why isn't it binding? (the outcome). Why have a vote??
7. Explain why repairs were done to appraiser's office instead of just moving them somewhere else while all along knowing the current building they are in will be torn down and made into a parking lot after the new building is built and all departments will be in the new building. Seems like you are "throwing" the baby out with the bath water!
8. Why did the old grade start to be renovated prior to a decision to keep or demolish the old courthouse, then level the grade school and waste all the money renovations by making a parking lot?
9. After a quick review of the courthouse it appears that the county has neglected maintenance on the building. Having saved money on maintenance in the past , what was that money used for? How much is available in the budget now? (Dale W Clark)
10. The county is going to pay nearly a \$1 million to build a sidewalk & pedestrian walkway. How does the commissioner justify that expenditure and not a comparable amount to restore the courthouse?
11. There are lots of uses for this building to advertise the whole county. Could charge admission to get in. I don't think people who didn't grow up in an area and have ties to the area should make decisions to destroy history. History is important. Germany uses century old buildings. Think!
12. Raze costs also do not include abatement of lead paint and asbestos.
13. Will BG Consultants be doing the architect work for the new courthouse and any other structure?
14. What has been spent on maintenance and if you can't take care of the old building, why do we trust you with a new complex?
15. Did your assessment of whether to list building on historical register consider financial benefits of doing so?
16. If new construction is chosen what kind of building would it be? Some tacky metal barn-like building?
17. How can 3 people decide the action to take, when so many are against razing the historical building. You were elected to represent us.

18. Do you have any plans and estimates of costs for renovating the buildings? Comparison with costs of razing and building new, vs renovation?
19. I thought the county offices in the old school had just been refurbished, if so why is a new building for county offices being considered and what will happen to the old office structure—will it remain useable, stand empty or be torn down?
20. How much of the stone will be used for the new building? Jail should be preserved? (Don Plummer)
21. What is the plan for the old jailhouse?
22. What buildings have asbestos and lead paint? Cost to remediate?
23. How many empty buildings would there be if this becomes the office / new structure building for county?
24. What will happen to the buildings that are vacated? We raised 13 million to build a Justice Center, surely we can fix up the historic court house? Where will all the parking come from?
25. Why not list the courthouse on the State and/or national register? Then it would qualify for rehabilitation tax credits of 25% of qualified expenses. That would help with renovation costs.
26. Please itemize the cost for each of the below items to get the building up to code.
 - a. Structure—foundation, roof, etc.
 - b. Water sewage
 - c. Heating and air
 - d. Electrical
 - e. Technology
27. What is useful life of the new building you are comparing to? Courthouse has lasted 133 years. Why do you say new buildings will last longer—it should be comparable to completely re-habbed bldg.
28. What is cost to move old jail to another site where historical buildings are located?
29. What happens to the now empty offices if a new building is created to house all for future?
30. Is the decision up to the commissioners or will patrons be voting on it?
31. Only saw 1 water stain in upper NE Office. Is the roof sound? Is this a part leak?
32. Are you allowing any \$ for upkeep of these proposed facilities?
33. What might be the market value of the courthouse as it is today? (Can you put a historical value?)
34. New construction contingency 15%, remodel contingency 25%. Is the 25% included in the 100 per sq. ft heavy remodel cost?
35. Is there any consideration of selling the property? Private or government entity? Comment—this is a center of the block—to have a business, private, or religious group to be located here should be considered the pros and cons
36. Why have an election if it is only advisory? If this is so then “no election”. Don Whetton
37. Why have this building not considered for its history?

38. Wamego Times reported \$678,700 was put in a special fund in 1960—for a building (courthouse) falling down in the 10 years plan—where did it go?
39. Seems to me that for the sake of “wanting something new” you want destroy the county & city history. The courthouse does bring tourism to not only the county, but the city as well. Since you plan to tear down the old grade school (another historical building) why not build your new building there and keep the courthouse and possibly help with the preservation of it!
40. Plans for Extension Office?
41. Plans for Emergency Management?
42. Timeline for implementing 20 year plan? What steps are you taking?
 - a. Courthouse? When? Immediate?
 - b. Office Building? When? 10 years?
 - c. Where is our courthouse (if destroyed)? How can you have a County Seat without a courthouse?
 - d. Why tear down grade school? Lots of money invested in renovations.
43. Why not purchase 1/2 block to north?
 - a. Hospital Bldg, site for office building
 - b. Scritch Scratch Patch, site for parking
44. Money saved on smaller office bldg plus monies available thru grants, other resources will pay for restoration of courthouse.
45. Establish “FundMe” (set up by county counselor, not in General Fund) could help pay for projected cost of maintenance, utilities.
46. Better system of maintenance for bldgs, or else the Justice Center or any other new structure or addition will end up as what has been allowed to happen at courthouse
47. Any future commission can change your 20-year plan.
48. What hazardous materials have been found in the courthouse?