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1 STATE OF INDIANA)

)SS:

2 COUNTY OF ALLEN)

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7 BOARD OF COMMISSIONERS
OF THE COUNTY OF ALLEN

8

9 RE: LEGISLATIVE SESSION OF
10 MARCH 16, 2005

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14

DATE: March 16, 2005

15

TIME: 10:08 a.m.

16

LOCATION: Room 200
Commissioners Courtroom
City-County Building
1 East Main Street
Fort Wayne, Indiana 46802

17

18 REPORTER: Rhonda M. Mullholand

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1 PRESENT:

2 Linda K. Bloom Allen County Commissioner

3 Marla J. Irving Allen County Commissioner

4 Nelson Peters Allen County Commissioner

5 Susan Elser Allen County Board of

Commissioners' Office

6

7 Mary Hitchens Allen County Public
Information Department

8 Scott Harrold Allen County Department of
Planning Services

9 Michelle Wood Allen County Department of
10 Planning Services

11 Randy Brown Allen County War Memorial
Coliseum

12 Michael Fitch Allen County Highway
13 Department

14 G. William Fishering Allen County Attorney

15 Brian Dumford Allen County Human Resources

16 Ronn Baker Allen County Department of
Risk Management

17 Edward LaRocque Allen County Department
18 of Emergency Management
and Homeland Security

19 Josh Neal

20 Jack Bentz

21 Rhonda M. Mullholand Rolf Reporting, Inc.

22 Kevin Leininger News-Sentinel

23 Ben Lanka Journal-Gazette

24

25

0003

1 LeaAnne Bernstein Canterbury Middle School
Teacher

2 Eric Roth Canterbury Middle School
3 Student

4 Benji Stroup Canterbury Middle School
Student

5 Andrew J. Chokenea Canterbury Middle School
6 Student

7 Danielle V. Lenz Canterbury Middle School
Student

8 Noelle Witwer Canterbury Middle School
9 Student

10 Collin Williams Canterbury Middle School
Student

11

Dianne Witwer Parent of Canterbury Student

12

13 Art Chokenea Parent of Canterbury Student

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0004

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I N D E X

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Page

3

Presentations by:

4

5 Scott Harrold 9, 11

6

Michelle Wood 14, 18

7

8 Randy Brown 22

9

Michael Fitch 30, 33, 34, 36

10

11 G. William Fishering 30

12

Brian Dumford and Ronn Baker 39

13

14

15

16

17

18

19
20
21
22
23
24
25
0005

Page

Agenda:

- 1
- 2
- 3 1. Approval of minutes of 03/09/05
- 4 Legislative Session 9
- 5
- 6 2. Approval of an application for an IDGF
- 7 Grant from the Indiana Department of
- 8 Commerce for infrastructure improvements
- 9 for the expansion of C&M Fine Pack 9
- 10
- 11 3. Consideration of a resolution to
- 12 permanently rescind the tax increment
- 13 replacement levy for all TIF Districts
- 14 that do not have an outstanding bond
- 15 issue 11
- 16
- 17 4. Rezoning Petition 1529/04: Petition to
- 18 rezone property and approve a primary
- 19 development plan for a neighborhood
- 20 shopping center, including 46,500
- square feet of multi-tenant retail
- space and 3 outlots of approximately
- one acre each. The 11.06 acre site is
- located on between the 1000 and 1100
- blocks of Scott Road, between the
- 9900 and 10200 blocks of State Road 14.
- Present zoning is A-1/Agricultural.
- Proposed zoning is C-2A/Neighborhood
- Shopping Center 14

feet of multi-tenant retail space and

21 3 outlots of approximately one acre each.

The 0.38 acre site is located on between

22 the 1000 and 1100 blocks of Scott Road,

between the 9900 and 10200 blocks of

23 State Road 14. Present zoning is

A-1/Agricultural. Proposed zoning is

24 C-2A/Neighborhood Shopping Center 14

25

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1 6. Rezoning Petition 1541/05: Petition to
rezone property and approve a primary
2 development plan for a 132 unit senior
housing and assisted living facility.

3 The 6.87 acre site is located on the
south side between the 8100 and 8400
4 blocks of Glencarin Boulevard. This
site is within the Inverness Center

5 development, located on the south side
of Illinois Road. Present zoning is

6 C-1A/(P)/Planned Professional and
Personal Services and RSP-3/Planned
7 Multiple-Family Residential at 7.5

units per acre. Proposed zoning is
8 RSP-3/Planned Multiple-Family Residential
at 19.2 units per acre 18

9

10 7. Change Order 22

11 Allen County War Memorial Coliseum
Information Kiosk

12 C.O.#01 W.A. Sheets & Sons, Inc.

13 Contract Addition
\$3,686.00

14

15 8. Appointment to the Allen County
Emergency Management Advisory
Council (representative of the Allen
16 County Fire Chief's Association) 29

17

18 9. Amend Allen County Title 5
(Highway Department)/Article 2
(Specifications of Highway Work) 30

19
20
21
22
23
24
25

- 10. Approve Supplemental Agreement #6 between GAI Consultants, Inc. and Allen County for Project 01-096, Auburn Road, from Dupont Road to Pion Road - Additional design services \$39,350.00 SA#6 (Increase total fee amount from \$404,950.00 to \$444,300.00) 33

0007

- 1 11. Approve Supplemental Agreement #2 between American Consulting Engineers, Inc. and Allen County for Project #BR0298, Tecumseh Street Bridge over Maumee River (Bridge #537) - Additional design services \$69,340.00 SA#2 (Increase total fee amount not to exceed \$178,740.00) 34

5

- 12. Approve Interlocal Agreement between Northwest Allen County Schools (NACS) and Allen County for the Coldwater Road and Gump Road improvements - Total estimated cost of improvements \$2,325,258.00 (County share \$1,837,758.00; School share \$487,500.00) 36

9

- 10 13. Approve Change Order #1 between R.L. McCoy, Inc. and Allen County for Bid Reference #46-04, Cuba Road Bridge over Oberhaltzer Ditch, Project #02-356 -- \$13,706.00 Increase CO#1 - (Total adjusted contract amount with this CO#1 = \$128,628.40) 37

14

- 14. Approve Change Order #1 between R.L. McCoy, Inc. and Allen County for Bid Reference #49-04, Marion Center Road Bridge over St. Mary's River, Project #BR1496 -- \$37,425.31 Increase CO#1 - (Total adjusted contract amount with this CO#1 = \$234,672.40) 37

17

18
 19 15. Presentation by Brian Dumford/Human
 Resources re: County Vehicle Glove Box
 20 Information Packet 39

21
 22
 23
 24
 25
 0008
 1 16. Other Business
 2 Change Orders 43
 3 Juvenile Center
 4 C.O.#21 W.A. Sheets & Sons, Inc.
 \$3,301.00
 5
 C.O.#39 W.A. Sheets & Sons, Inc.
 6 \$1,427.00
 7 C.O.#16 FW Structural Products
 \$9,524.00
 8
 C.O.#18 FW Structural Products
 9 \$4,217.00
 10 C.O.#24 Tag Coatings
 \$1,920.00
 11
 C.O.#37 L-A Electric
 12 \$8,530.00
 13 C.O.#38 L-A Electric
 \$7,091.00
 14
 C.O.#39 L-A Electric
 15 \$7,673.00
 16 C.O.#40 L-A Electric
 \$ 969.00

17
 18 17. Approval to waive the 2nd Reading on
 any matter approved today and for which
 19 it may be deemed necessary for the
 Legislative Session of March 16, 2005
 20 45
 21 18. Comments from the Public --
 22

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25

0009

1 BLOOM: Good morning and welcome to the Commissioners
2 Legislative Session. This morning, we're going to do
3 our pledge and a moment of silence, please.

4 (At this time the Pledge of Allegiance is
5 recited followed by a moment of silence.)

6 BLOOM: Thank you very much. Approval of the minutes
7 of the March 9th legislative session.

8 IRVING: So moved.

9 PETERS: I'll second it.

10 BLOOM: All in favor signify by saying "aye."

11 IRVING: Aye.

12 PETERS: Aye.

13 BLOOM: Aye. Approval of an application for an IDGF
14 Grant from the Indiana Department of Commerce for
15 infrastructure improvements for the expansion of C&M
16 Fine Pack. Good morning, Scott.

17 HARROLD: Good morning

18 IRVING: Good morning.

19 HARROLD: I'm Scott Harrold, with the County
20 Department of Planning Services. We'd like to ask to
21 withdraw this item this morning.

22 BLOOM: Oh.

23 HARROLD: We're trying to get a better handle on the
24 local funding sources for this. The State of Indiana
25 didn't come through with as much of a pre-commitment

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1 as we would have liked--

2 BLOOM: Okay.

3 HARROLD: --and, so, it's quite a significant amount
4 of money. We're taking it two ways; we're looking to
5 see how much the Norfolk Southern can put in the rail
6 spur portion of it, and they're looking at additional
7 train traffic--or, you know, truck--railroad traffic
8 for this project, so the railroad may be able to put
9 some money into that. And, we're also--I just,
10 literally, ran out of a meeting with the Surveyor's
11 Office, and some engineers, that--we're trying to
12 reduce the cost of the off-site stormwater cost for
13 the stormwater drainage. So, we're hoping to get a

14 better handle on those in the next few days, and hope
15 to bring it back to you next week.

16 IRVING: Commissioner Peters and Commissioner Peters,
17 in no way by withdrawing this week does it put this
18 project in jeopardy.

19 PETERS: None.

20 BLOOM: Great.

21 IRVING: So, we just need to make sure that before we
22 come before the Commissioners that we have all the
23 expenses covered the most proper way that we feel,
24 and we have a better handle on the money.

25 BLOOM: Okay.

0011

1 IRVING: Now, for our audience, and also the two news
2 reporters that are here, in no way withdrawing that
3 this week does it endanger the expansion of C&M Fine
4 Pack and the number of jobs that could be--

5 BLOOM: Oh, yeah.

6 IRVING: So, I make a motion we withdraw.

7 PETERS: I'll second.

8 BLOOM: All in favor signify by saying "aye."

9 PETERS: Aye.

10 IRVING: Aye.

11 BLOOM: Aye. And, we'll just come back at a later
12 time when--

13 HARROLD: Right. That's right.

14 BLOOM: Okay, anything else this morning?

15 ELSER: He has the next one also.

16 HARROLD: I had the next item.

17 BLOOM: Consideration of a resolution to permanently
18 rescind the tax incremental financing--or replacement
19 levy for all TIF Districts that do not have an
20 outstanding bond issue.

21 HARROLD: This is something we've had to do every
22 year. Back in 2002, the State changed--provided
23 additional funding for the School General Funds. To
24 replace the money that was lost from that, in TIF
25 Districts, they implemented aut--basically, an

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1 automatic tax. But, it gave the local jurisdictions
2 the authority to rescind that if it wasn't needed.
3 We don't need this extra money, we don't need to tax
4 the people of this community--

5 IRVING: That's right.

6 HARROLD: --for money that we don't need.

7 IRVING: Right.

8 HARROLD: So, other than the two where we have a
9 financial obligation to bond holders, which is the
10 former Nestle facility and General Motors, where we--

11 BLOOM: Of course, those will continue.

12 HARROLD: --those will continue.

13 IRVING: Yes.

14 PETERS: And, this is, I understand, is just sort of
15 to clean things up so you don't have to come back
16 every year.

17 HARROLD: Right. Right. I had a discussion with the
18 State on this and it just made sense that--and, they
19 --they felt it was acceptable for us to just
20 permanently rescind it for the ones that we don't
21 need and take care of that.

22 BLOOM: Okay.

23 IRVING: I make a motion that we permanently rescind
24 the tax increment replacement levy for TIF.

25 BLOOM: That do not have a bond issue.

0013

1 IRVING: That do not have a bond issue.

2 BLOOM: Right.

3 IRVING: An outstanding bond issue.

4 BLOOM: Your turn.

5 PETERS: I'll second it.

6 FISHERING: (Indiscernible.)

7 BLOOM: Oh.

8 IRVING: Yeah. That's okay, Commissioner Bloom.
9 It's been moved and seconded.

10 BLOOM: Did you second.

11 PETERS: I did indeed.

12 BLOOM: Okay. All in favor signify by saying "aye."

13 IRVING: Aye.

14 PETERS: Aye.

15 BLOOM: Aye. Rezoning Petition 15--thank you, Scott.

16 IRVING: Thank you, Scott, very much.

17 BLOOM: --1529/04--

18 IRVING: Make sure you keep me up to date on--Scott,
19 make sure that you keep me up to date on how we're
20 doing with the negotiations on the drainage for C&M
21 Fine Pack.

22 HARROLD: Okay. I will.
23 IRVING: Thank you.
24 BLOOM: Good morning.
25 IRVING: Good morning, Michelle.

0014

1 WOOD: Michelle Wood, Department of Planning. And,
2 we have two that I'd like to just describe together,
3 and then you can vote on them separately, or how you
4 like. The first one in front of you is 1529/04, and
5 1532/04. These are both rezoning petitions for
6 Shorewood Shoppes. And, this was originally heard--
7 the 1529 was originally heard in September by the
8 Plan Commission, and it was the majority of the site,
9 but not the complete site that they ended up with.
10 And, you've got a full packet here with the graphics.
11 So, they deferred the project until they acquired
12 another piece of ground, the Clifford property, which
13 helped them in their storm drainage design, and then
14 came back to the Plan Commission with a new rezoning
15 and an amended site plan. They were deferred a
16 couple of additional times while they were working on
17 access to the Pizza Hut property. I think a couple
18 of you will recall the Pizza Hut property that was
19 approved, I think in 2002, they only have access off
20 of Scott Road, and at that time there were many
21 discussions with the applicant, and Plan Commission,
22 and staff, about providing a future access through
23 the remainder of the property when that finally came
24 in. Well, it did come in, but not under the same
25 developer, and there is a property in between Pizza

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1 Hut and Shorewood Shoppes, the Stiffler property,
2 that is not part of this development, and not part of
3 the rezoning. So, the applicant needed to find a way
4 to provide access to Pizza Hut without using that
5 Stiffler property.

6 So, in February, the applicant did come back
7 with a plan, and you--well, it's not in that packet,
8 but I think I provided you one last week.

9 IRVING: Michelle--yeah, would you please bring that
10 up to us, because as I see here, on page six of this
11 packet, that drawing does not--

12 WOOD: Right. That's--

13 IRVING: --depict the changes that we have requested,
14 and we agreed to with the passage two years ago of
15 the corner property bills.

16 BLOOM: Those two parcels are not included in the
17 Shorewood?

18 WOOD: Right.

19 IRVING: This is the Stiffler property, which it is a
20 home, and he does not wish to sell. And, then this
21 is the Pizza Hut property.

22 PETERS: The Pizza Hut property. Uh-huh
23 (affirmative).

24 BLOOM: Okay.

25 IRVING: That is not a restaurant--

0016

1 PETERS: Then here's the Scott Road access.

2 IRVING: --a sit-down restaurant--

3 PETERS: Here's the internal access.

4 IRVING: --it is a drive-thru, and will continue to
5 be a drive-thru/pick-up restaurant.

6 PETERS: And these are the two things we're after,
7 this, and that internal access right here.

8 IRVING: Right. When Plan Commission, because of the
9 expansion, hopefully, knock on wood, expansion of
10 State Road 14, we knew that there could be some
11 difficulties if we let that be--go ahead and be
12 rezoned and sold. So, part of the agreement a year
13 and a half, two years ago, was that if either one, or
14 both, of these properties, that we would make sure
15 that there is internal access. And, we have been
16 going round and round with the Indianapolis developer
17 on this for how many months?

18 WOOD: Since September.

19 IRVING: Since September. I congratulate your
20 efforts on this, because this has been a tough
21 situation for--

22 WOOD: Thank you. And--and, we did--we were able to
23 get a lot of things worked out with the applicant,
24 and we do have a--a representative here, if you had
25 any specific questions for them. But, the--a couple

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1 of other issues that came up, like screening for
2 Shorewood, behind the shopping center, we did finally
3 get a letter from them in support of the project.

4 They came to an agreement on screening, which staff
5 will need to enforce. And Dave Bobilya, from Pizza
6 Hut, also spoke at the hearing, stating that he was
7 happy with the agreement. They're not signed
8 easements yet, but he was happy with the agreement
9 they came to, for drainage and for road access.

10 I did also give you the findings, the Plan
11 Commission findings for the plan, and highlighted
12 number four and five. These two conditions, number
13 four is in regards to downstream improvements of
14 drainage, which this applicant will be--they will be
15 taking care of a large portion of the financial
16 obligation for those, and, number five is about the
17 easements, where the staff has requested that the
18 easements be recorded before the end of this year,
19 well before the end of this year, because a portion
20 of the site has been annexed to the City.

21 IRVING: If--since it has been a handshake agreement
22 on the internal movement, if something would happen
23 to those negotiations before something is signed,
24 even though you have a handshake agreement, and we
25 vote on this today, does that preclude, or give this
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1 developer any leverage not to follow through with the
2 internal access?

3 WOOD: With the way our finding is written, and we
4 did contact our legal counsel to write this finding,
5 no, I--we feel pretty confident, because this is just
6 a primary approval, it still would have to come
7 through secondary, and go back to the Plan
8 Commission. So--

9 IRVING: I make a motion that we approve Rezoning
10 1529/04 and 1532/04.

11 PETERS: I would second that.

12 BLOOM: All in favor signify by saying "aye."

13 PETERS: Aye.

14 IRVING: Aye.

15 BLOOM: Aye. Rezoning Petition 1541/05.

16 WOOD: This is for the Hearth at Inverness Center.
17 We've had several rezonings at Inverness, on the
18 south side of 14, just west of the interchange. This
19 is--this latest rezoning is to bring a portion of it
20 back to RSP-3, from commercial zoning. I'm sure

21 you're aware that Preston Pointe Apartments is
22 already developed out there, and we've recently
23 approved the Enclave, which is more of a town home
24 development, also RSP-3 Multi-Family.

25 This is a little different. This is for
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1 senior living. About 100 of the units will be for
2 assis--independent, to assisted care, different
3 levels, and then 30 of those--32 of those units will
4 be for dementia care, alzheimer. And, so it's a much
5 higher density than what you've seen on the rest of
6 the site, which I believe is around 6.8. This is at
7 19.2, and it's per acre. They're smaller units.
8 They're all enclosed under one roof. It seems to be
9 a great project, they've done other similar units in
10 Indianapolis, and we've worked out the site details.
11 There were a couple waivers that were requested, one
12 was for parking, and we did ask the applicant to
13 provide documentation of how much parking they need
14 in their--you know, in their existing facility, so
15 they have a handle on what they need. And, the Plan
16 Commission did approve the waiver for parking, for
17 the amount of parking.

18 And, there was also a height issue with the
19 existing restrictive covenants at Inverness, but that
20 was worked out with the developer, with Interstate
21 Properties.

22 IRVING: Do nursing homes have a different ratio used
23 for parking than a normal--

24 WOOD: Well, in--yes, in reality, yes. In our
25 ordinance, no, it goes by beds. But, this isn't

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1 really a hospital situation, so we're--we're relying
2 on the applicant to know what they need. And, we did
3 ask that they keep the ratio of handicap spaces up to
4 the ordinance requirements. And, they are going to
5 address the issue that if this ever goes to a regular
6 apartment complex, it's not senior living, then they
7 would need to come back and revise the parking
8 situation.

9 BLOOM: Right.

10 WOOD: So--

11 IRVING: Is this something that needs to be added to

12 our--our new code, is nursing home/senior living
13 complexes?

14 WOOD: For--they do kind of fall under an old--more
15 of an older description of sanitorium, and a nursing
16 home, where it doesn't really fit in completely with
17 our ordinance. That's something that we could
18 definitely look at. Parking regs on everything, I
19 mean, can be updated, because we find often we don't
20 require as much as--oftentimes, the applicant needs
21 more than what we require. In this case it's less,
22 but--

23 IRVING: Well, and also, the other thing with nursing
24 homes, that they--I know that some of the more
25 progressive nursing homes have wider parking--
0021

1 BLOOM: Spots. Yeah.

2 IRVING: --spaces for the mobility, and the use of.
3 Even though you don't have a handicap permit, people
4 using canes, walkers, this type of thing, too. So,
5 when we do our new code maybe that ought to be looked
6 at as a separate issue.

7 WOOD: Yeah. And--and, it's a different animal.
8 It's--it's not quite an apartment, not quite a
9 nursing home, so it--we have to--can use our
10 ordinance to find the best fit for this kind of use,
11 so, yeah. And, other than that, the Plan Commission
12 did recommend "do pass," at 19.2 units per acre, and
13 approved the development plan for the Hearth.

14 PETERS: I would--I'd make a motion on Rezoning
15 Petition 1541/05.

16 IRVING: I'll second the motion.

17 BLOOM: All in favor signify by saying "aye."

18 IRVING: Aye.

19 PETERS: Aye.

20 BLOOM: Aye.

21 WOOD: Thank you.

22 PETERS: Thank you.

23 BLOOM: Thank you very much.

24 IRVING: Thank you, Michelle.

25 BLOOM: Change order at the War Memorial Coliseum
0022

1 with Sheets, Change Order #1, for an additional 3686
2 [\$3,686.00]. Good morning.

3 BROWN: Good morning folks.

4 PETERS: Good morning.

5 BROWN: I'm Randy Brown, General Manager of the
6 Memorial Coliseum. This is for the Information
7 Center, which is located in the lower lobby. It is a
8 completed project now, so we're just finalizing
9 paperwork. A couple details with this, on a couple
10 items that--that are included within this. We
11 changed the letters on the very top of the
12 information. We found out that once they were
13 installing them they were hollow, and they didn't
14 take into account what somebody would see looking at
15 them from the back.

16 IRVING: Oh.

17 BROWN: Minor--it--and \$889.00 for an extra circuit,
18 that's for a heater, we found out that that's a very
19 cold location when the doors are open; trim cover for
20 \$264.00, we found out that--especially for--for our
21 small guests, kids, there was a sharp edge under the
22 counter, so just making it child friendly; and then,
23 last--

24 BLOOM: Absolutely.

25 BROWN: --and then lastly, a slight adjustment to the
0023

1 letters, the information, for \$187.00. So, that's--
2 and this project is complete.

3 IRVING: I make a motion we approve the change order
4 for 3686 [\$3,686.00].

5 PETERS: I'll second it.

6 BLOOM: All in favor signify by saying "aye."

7 PETERS: Aye.

8 IRVING: Aye.

9 BLOOM: Aye.

10 BROWN: Now, if I may, I have one more--

11 BLOOM: Thank you.

12 BROWN: --item for you this morning. I believe you
13 are aware that the Coliseum Board of Trustees
14 commissioned a consultant to study our economic
15 impact numbers of the Coliseum--

16 BLOOM: Uh-huh (affirmative).

17 BROWN: --that study is now complete and--

18 IRVING: Well, great.

19 BROWN: --here before you, and this is some really

20 exciting news. It has been a number of years since
21 our economic impact numbers have been reevaluated.
22 And, Custom Research, which is a branch of Trade Show
23 Week, they are one of the foremost experts with trade
24 shows, major events, not just in the country, but
25 world-wide. So, they are a major player, and we can
0024

1 put significant comfort into these numbers. But, in
2 the past, if you recall, that we had calculated our
3 numbers in the range of--in the high 40s, to about 50
4 million dollars per year, that clearly was
5 significantly low. And, just--this is for 2004.
6 And, the--the revised economic impact numbers, based
7 on 1,326,733 guests for the year, the economic impact
8 is just over 100 million dollars for the Coliseum.

9 PETERS: Mr. Brown, what--I understand, I think, in
10 my mind what economic impact means, but for purposes
11 of this study, what does economic impact mean?

12 BROWN: Jobs, honestly. I mean, it's--it's out of
13 town guests who are coming buying hotel rooms,
14 restaurants, gasoline, it's jobs for our friends and
15 neighbors, it is--it is jobs for the 500 employees of
16 the Coliseum, all of those things. But, what it is,
17 is a--compare, what would--what would be in the
18 neighborhood if the Coliseum didn't exist.

19 PETERS: Right.

20 BROWN: And, you know, as--there's a lot of things
21 that come into play, it's spending at shows, it's
22 people buying tickets, and paying for parking too.

23 PETERS: Because the cost of the ticket would be
24 involved in the economic impact as well.

25 BROWN: Is a part of it. That's right. But--

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1 PETERS: Okay. And, things bought within the
2 Coliseum, things bought external to the Coliseum,
3 things--basically every dollar spent as a result of
4 an event that occurs within the Coliseum.

5 BROWN: And, if you look at--under the "per attendee
6 spending factors," a--the lowest level, which is a
7 special meeting, is \$10.33. But, you go to a trade
8 show, where you're dealing with out of town guests,
9 and hotel rooms, you're looking at a factor of
10 \$329.09. So, you can see that the different

11 categories have different factor numbers.

12 Now, the other thing with this too is, so
13 that we're not in a position of going out hiring a
14 consultant every year, the consultant has given us a
15 CPI index to--to use so that we can adjust the factor
16 numbers. And, every "X" number of years we will hire
17 a consultant to recertify the numbers, that's the
18 most important part of this, but--but, it is not a
19 process that has to be redone every year.

20 PETERS: How will you look at doing it next year,
21 will you look at attendance and put--and put some
22 multiplier number on that, or will you look at number
23 of shows, or do you have any idea how you're going to
24 proceed from here with coming up with the 2005
25 economic impact numbers.

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1 BROWN: We do this every month, too, and--because we
2 keep track on a monthly basis of what our economic
3 impact numbers are. We have, historically, for a
4 number of years kept the different categories. Based
5 on the recommendation of the consultants we have
6 tweaked those categories a little bit more. But,
7 yes, we will--we will update that, we'll make
8 decisions on what event falls within what category,
9 track it that way, and then based on increases at the
10 end of the year--what we'll do is, we'll do a monthly
11 evaluation and determine the number. But then, at
12 the end of the year, based on changes in the CPI,
13 we'll have to go back and--and recertify it.

14 PETERS: Well, my thought was that there has just got
15 to be so many more variables to determine the
16 economic impact than just the CPI, and--and you can
17 keep up with those monthly evidently.

18 BROWN: Yes, and--but, again, with an adjustment at
19 the end of the year.

20 PETERS: Right.

21 BROWN: Yeah. And, that's--it--it's a little bit
22 more work, but it's--if you want to have valid
23 numbers it's part of the process, you have to go
24 through it. But, as exciting as this is, I just
25 wanted to--I thought you should have the first

0027

1 glimpse at--at the numbers. We're very pleased.

2 And, I--

3 PETERS: Well, congratulations. It's a great job.

4 BLOOM: Yes. Yeah, it is.

5 BROWN: I think this, again, states the--the benefit
6 to the community of the Memorial Coliseum, and it is
7 clearly just the variety of events taking place at
8 the property that gives it the benefit to the
9 community.

10 IRVING: The good thing about this, too, and I--I'm
11 not sure when the last time was that you've done
12 this, Randy, but, I mean, we are pulling from the
13 surrounding area, this is not just Allen County
14 dollars spent. Wasn't it like 40%, or 60%, the last
15 time you did a license plate check, that was outside
16 of Allen County?

17 BROWN: Yes. That's an exciting number, that it is
18 in excess of 40%.

19 IRVING: In excess of 40%.

20 BLOOM: Okay.

21 BROWN: And, that pretty much is all events across
22 the board.

23 IRVING: Uh-huh (affirmative).

24 BLOOM: Wow.

25 BROWN: But, it--some events are a little higher than
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1 others. Like, Sunday night, when we had the
2 Gaithers, which is a Christian concert, that's an
3 event that would have a higher non-resident guest
4 total than--than some other events.

5 IRVING: I thought it was a 60/40 split.

6 BROWN: Pretty much.

7 IRVING: And, even Ohio, and Michigan? You really
8 pull from a large area.

9 BROWN: And--yes, we--and with computerized ticketing
10 today we're able to track where our guests are coming
11 from, and that helps us, too, as we're tailoring our
12 marketing plans. So, that as we're hosting Disney On
13 Ice, or a tractor pull, or some other--some other
14 event, as ticket purchases are happening we're able
15 to make pretty much quick decisions on, okay, we have
16 50% of our advertising budget remaining, how do we
17 want to spend it, where do we want to spend it.

18 IRVING: Uh-huh (affirmative).

19 BROWN: And, that's helping us be more effective with
20 attracting people to the Coliseum and to the shows.
21 IRVING: Well, congratulations, Randy, these are--
22 these are big numbers, and our community needs to
23 continue to support the endeavors going on at the
24 Coliseum and encourage the entertainment dollars from
25 outside of our area to be spent in this market.

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1 BROWN: Again, the important thing is, let's capture
2 the money, let's keep it here--
3 IRVING: That's right.
4 BROWN: --so we're able to create jobs for our
5 friends and neighbors.
6 IRVING: It's very exciting.
7 BROWN: Thank you.
8 IRVING: And, this report will be available to--is it
9 on your website?
10 BROWN: Actually, we will be releasing it today as a
11 press release to all--all of our local media sources.
12 IRVING: And then it will be on your website?
13 BROWN: It will be on our website.
14 IRVING: Great.
15 BROWN: It sure will be.
16 IRVING: Thank you.
17 BROWN: Thank you. Have a good day.
18 BLOOM: Thank you so much.
19 IRVING: That's super. How exciting.
20 BLOOM: Appointment to the Allen County Emergency
21 Management Advisory Council (representative of the
22 Allen County Fire Chief's Association.)
23 PETERS: The appointment is Jim Berger, I believe.
24 ELSER: Yes, it is. That's their recommendation.
25 PETERS: I would make a motion that we appoint Jim

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1 Berger to the Emergency Management Advisory Council.
2 IRVING: I'll second that motion.
3 BLOOM: All in favor signify by saying "aye."
4 IRVING: Aye.
5 PETERS: Aye.
6 BLOOM: Aye. Amend Allen County Code Title 5
7 (Highway Department)/Article 2 (Specifications of
8 Highway Work). Good morning, Mike.
9 FITCH: Good morning.

10 IRVING: Good morning.

11 FITCH: The highway standard specifications do not
12 have--currently have the sidewalk as a--as a permit
13 under the Highway Ordinance. In recent years, with
14 the ADA, Americans with Disabilities Act, some of
15 these standards needed to be upgraded--

16 BLOOM: Right.

17 FITCH: --and I would like to have or counsel, Bill
18 Fishing, kind of explain some background, as far as
19 Title 2, and where we're at--and where we're at
20 today. I mean, you'll do a better job than I will,
21 from--on the legal side.

22 BLOOM: He would?

23 FISHERING: As a public entity we are subject to
24 Title 2 of the ADA, which requires that we
25 (indiscernible) our facilities in which to use to

0031

1 accommodate people with disabilities. In order to do
2 that we are recommending that we amend our current
3 sidewalk requirements to a) require that people have
4 permits so that we can tell what they're putting in,
5 and b) to go to a 60 inch sidewalk, five foot
6 sidewalks, which generally allows us the easiest way
7 to monitor sidewalks in subdivisions. From our
8 standpoint, sidewalks that are in public right-of-
9 ways do constitute public facilities. Now, this is a
10 significant change from the way the County is--has
11 operated for a number of years, as a matter of fact
12 for as long as I can remember, but it is driven by
13 the ADA and our desire to try and integrate the
14 sidewalks up to those standards.

15 FITCH: Okay. Thank you, Bill. I appreciate it.
16 That's--this ordinance basically does three basic
17 things, it defines the sidewalk as a paved area,
18 intended for the use of pedestrians, and located in
19 the street right-of-way, between the curb lines and
20 the edge of the pavement. This term also relates to
21 trails, walkways, trailways, multi-use trails, et
22 cetera, so it's--it's--there's not one definition of
23 sidewalk, it--it includes all of these pedestrian
24 access ways. It--

25 IRVING: And--and, is this going to be available for

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1 the public, too, on our website, and to the media,
2 being the first phase of the project.
3 FITCH: Yes.
4 IRVING: Of the ordinance.
5 FITCH: Yes.
6 IRVING: Okay.
7 FITCH: We will--I think we're currently updating
8 this whole Title 5, and it will be put on the web
9 shortly. The second thing it will do, the ordinance
10 establishes that all--where sidewalks are required,
11 they must be built to Americans with Disabilities
12 Act, and per the Americans with Disabilities Act
13 Accessibility Guidelines. These are specific
14 guidelines that govern ADA accessibility. As Bill
15 said, it also specifies that the sidewalk shall be a
16 minimum of five feet wide, and it also--the third
17 thing, it sets up the permit process for sidewalks,
18 they must come to the Highway Department to get their
19 permits issued for the Highway Department, and it
20 sets a fee of \$25.00 per permit. With res--new
21 residential lots, when we have driveway permits, and
22 sidewalk permits, if--if they will issue the permits
23 at the same time we're going to waive the sidewalk
24 permit if they'll form it, because it--if we only
25 have them make one trip out there, then no use to

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1 having the cost of two permits. So, we're gonna--
2 this will--goes into effect April 1st, however the
3 new--it will go into effect as new subdivision plats
4 are approved, secondary plans are approved.
5 IRVING: I make a motion that we approve County Code
6 Title 5, Article 2.
7 BLOOM: The amendment.
8 PETERS: And, that's just the amendment, correct?
9 IRVING: The amendment.
10 BLOOM: Right.
11 PETERS: Yeah. All right.
12 BLOOM: Right.
13 PETERS: I would second that motion.
14 BLOOM: All in favor signify by saying "aye."
15 IRVING: Aye.
16 PETERS: Aye.
17 BLOOM: Aye. Approve a Supplemental Agreement #6

18 between GAI and Allen County for Project 01-096,
19 Auburn Road from Dupont to Pion.
20 FITCH: This project is entering the final design
21 phases. We met with GAI, and went through the plans,
22 and there were a couple things that we had--had them
23 add and modify to the plans. This change order
24 covers items such as right-of-way engineering,
25 modifications to two bridge structures, sidewalk

0034

1 design, and Army Corp, IDEM--IDNR and DNR permits.

2 BLOOM: Right. That's okay.

3 IRVING: I make a motion that we approve.

4 PETERS: I'll second it.

5 BLOOM: All in favor signify by saying "aye."

6 PETERS: Aye.

7 IRVING: Aye.

8 BLOOM: Aye. Approve Supplemental Agreement #2
9 between American and Allen County for Project Bridge
10 0298, which is the Tecumseh Street Bridge over Maumee
11 River Bridge #537, additional design work 69,340
12 [\$69,340.00].

13 FITCH: This project--in order to build the project
14 we have to provide access to some of the businesses
15 along Coombs Street.

16 BLOOM: Yeah.

17 FITCH: We have to provide a temporary access across
18 the railroad tracks at Hanover Street. This
19 supplement covers survey, design--bridge design
20 plans, land surveying--or landscaping design plans,
21 and Coombs Street grade modification design, and
22 Hanover Street extension, through the N&S Railroad
23 design and plans.

24 BLOOM: This is never going to happen, is it? This
25 is the one that's connected with the--

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1 FITCH: It's--we're getting real close here.

2 BLOOM: --railroad, and all this, and everybody has
3 different ideas about what should happen. This is a
4 big bridge, this is coming on a major bridge, right?

5 FITCH: Right. This--

6 IRVING: If it's never gonna happen then why do you
7 want a motion on it.

8 BLOOM: Well, I just get tired of--

9 IRVING: I make a--

10 BLOOM: --it's--there are so many issues on this

11 bridge, smarty, and--

12 IRVING: I know. I make a motion that we approve--

13 approve the agreement--Supplemental Agreement #2,

14 with American Consulting, for Bridge 537.

15 PETERS: I'll second it.

16 BLOOM: All in favor signify by saying "aye."

17 IRVING: Aye.

18 PETERS: Aye.

19 BLOOM: Aye. I don't know that we've ever had this

20 many problems on a bridge.

21 FITCH: Well, I think the--

22 BLOOM: Because it involves--

23 FITCH: --we would have been all right--

24 BLOOM: --so many things.

25 FITCH: --well, it's--it's the underpass, and the

0036

1 Coombs Street, and then now we've got to build a

2 temporary crossing, and we've been waiting six months

3 now for the agreement to negotiate with the

4 railroads. The railroads are slow, slow, and extra

5 slow, so it's just--

6 BLOOM: I know.

7 FITCH: --it just takes an awful lot of time.

8 BLOOM: I know you've worked hard on it. Thank you.

9 Approve an Interlocal Agreement between Northwest

10 Allen County Schools and Allen County for Coldwater

11 and Gump interprove--improvements.

12 FITCH: As part of our--

13 BLOOM: Is this the one we're sharing with the

14 school? Yeah.

15 FITCH: Yes. This is a--the agreement for phase one

16 and two of the Coldwater Road project. As part of

17 phase one they are paying 50% of the cost of a new

18 traffic signal at Prairie Hill School, estimated cost

19 around 75,000 [\$75,000.00]. They're also

20 participating in the cost of all their entrances to

21 their new elementary school on the southwest corner

22 of Gump and Coldwater. And, they're also paying 50%

23 of the cost of a new traffic signal at Gump and

24 Coldwater.

25 IRVING: Commissioner Bloom, and Commissioner Peters,

0037

1 I need to recuse myself on this.

2 BLOOM: All right.

3 PETERS: I'll make a motion on the Interlocal

4 Agreement between Northwest Allen County Schools and

5 Allen County, for Coldwater Road and Gump Road

6 improvements.

7 BLOOM: Second. All in favor signify by saying

8 "aye."

9 PETERS: Aye.

10 BLOOM: Aye. Approve a Change Order #1 between McCoy

11 and Allen County for Bid Reference #46-04, Cuba Road

12 Bridge over Oberhaltzer Ditch, Project #02-356, an

13 increase of 13,706 [\$13,706.00].

14 IRVING: I make a motion we approve.

15 PETERS: I'll second.

16 BLOOM: All in favor signify by saying "aye."

17 PETERS: Aye.

18 IRVING: Aye.

19 BLOOM: Aye. Approve the Change Order #1 between

20 R.L. McCoy and Allen County for Bid Reference #49-04,

21 Marion Center Road Bridge over St. Mary's River,

22 Project #14--BR1496, for an increase, Change Order

23 #1, for 37,425.31 [\$37,425.31].

24 IRVING: I make a motion we approve.

25 PETERS: I'll second it.

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1 BLOOM: All in favor signify by saying "aye."

2 PETERS: Aye.

3 IRVING: Aye.

4 BLOOM: Aye.

5 FITCH: I just have--

6 BLOOM: Is that it?

7 FITCH: --I have one other, under "Other Business," I

8 have the title sheet of Union Chapel Road, Phase 3,

9 to be signed.

10 BLOOM: Okay.

11 FITCH: I'm going to try to get that project bid this

12 year.

13 IRVING: Great.

14 BLOOM: Okay.

15 IRVING: Have a nice week.

16 FITCH: Thank you.

17 IRVING: Thank you, Mike.
18 PETERS: Thanks.
19 BLOOM: Thank you. I think--we have some visitors
20 today that have been so patient waiting on us, and
21 because our agenda has been so long this morning, I
22 think I'm going to have them stand up, and tell us
23 where they're from, and we'll do the presentation
24 later, but at least get yourselves introduced, and
25 give me your names, please.

0039

1 DANIELLE LENZ: We're from Canterbury School, and
2 we're doing non-smoking for our project.

3 BLOOM: And, we're going to talk about this later,
4 but right now we need your names.

5 DANIELLE LENZ: This is Noelle, I'm Danielle, Eric,
6 Benji, Andrew and Collin.

7 IRVING: Great.

8 BLOOM: Thank you very much.

9 PETERS: Great. Thank you.

10 IRVING: Well, thank you for visiting us today.

11 BLOOM: And, what grade are you in?

12 DANIELLE LENZ: Fifth. The fifth.

13 BLOOM: Fifth grade. Thank you. We'll get to it
14 later. I just wanted to make sure that you got
15 introduced. Thank you. Presentation by Brian
16 Dumford, Human Resources, County Vehicle Glove Box
17 Information Packet.

18 DUMFORD: Good morning, Commissioners.

19 IRVING: Good morning.

20 BLOOM: Good morning.

21 DUMFORD: I'm Brian Dumford, Director of H.R. To my
22 right is Ronn Baker, our County Risk Manager. We're
23 not making any big laws here today, or anything, but
24 we had something pretty slick that I wanted to show
25 you--

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1 BLOOM: It is slick.

2 IRVING: They are very nice.

3 DUMFORD: --in partnership with several different
4 entities, and I'd like Ronn to explain what we've
5 got.

6 BAKER: Well, let me pass--pass these out to you, so
7 you can get an idea of what we're talking about.

8 PETERS: I even get one for my own glove box.
9 BAKER: Oh, yeah.
10 BLOOM: Thank you. These are slick.
11 BAKER: In the--in the process of responding to, and
12 investigating, accidents that occur with County
13 vehicles, it came to my attention that the
14 information that was required by a police officer was
15 usually spread all over the vehicle, some in the
16 glove compartment, some things stuffed up on the sun
17 visor--
18 BLOOM: Its' true. We all do it.
19 BAKER: Yeah. Yeah. It was--it was hard to round it
20 all up. And, a person--
21 IRVING: Speak for yourself.
22 BLOOM: Okay, I do it.
23 BAKER: --a person who has just been in an accident,
24 even if they're not injured, they're pretty rattled--
25 BLOOM: Of course.

0041

1 IRVING: You're right.
2 BAKER: --it's hard--it's hard to get all that stuff
3 together. We see the need to--to come up with a
4 packet that would include all the information that we
5 need. Obviously, the first things the police
6 officers ask for is driver's license, registration,
7 proof of insurance. Those three things are the--are
8 the main things that they ask for. What we'd like to
9 do is distribute these--these packages to all the
10 departments that have County vehicles, make sure they
11 get in the vehicle--
12 BLOOM: Cool.
13 BAKER: --in the glove box preferably--
14 IRVING: And, this is to include the pool cars too,
15 correct?
16 BAKER: Pardon?
17 IRVING: This is to include the pool cars too?
18 BAKER: Yes, we can do that.
19 IRVING: Okay. Yes.
20 BAKER: And keep everything in there, but it's not--
21 BLOOM: All County owned cars.
22 BAKER: --specific, yeah. If--if you'll notice--
23 BLOOM: Or vehicles.
24 BAKER: --the--the insurance certifica--or

25 identification card is--it lists "fleet," rather than
0042

1 individual vehicle.

2 BLOOM: Okay.

3 IRVING: Uh-huh (affirmative).

4 BLOOM: Yeah.

5 BAKER: So, we can put these in all the cars.

6 IRVING: Great.

7 BLOOM: Great is right. This is good.

8 PETERS: Uh-huh (affirmative).

9 BAKER: Also included in here is the vehicle accident

10 reporting procedure, required by all--all County

11 employees when they're in an accident, we'll take

12 care of that. The vehicle registration will also fit

13 in this packet, we've tried it, it fits perfectly.

14 So, everything will be in one place, that person then

15 would only have to produce their driver's license--

16 BLOOM: And hand them--

17 BAKER: --and grab this packet.

18 BLOOM: Right. Right.

19 IRVING: Are these for ours--to utilize?

20 DUMFORD: And, we do want to say, this was achieved

21 --

22 BLOOM: I'm not giving it back. What?

23 DUMFORD: --this was achieved at no cost to the

24 taxpayers because of Lupke, Rice & Associates, who

25 provides our liability insurance, provided the little

0043

1 sleeves for us.

2 IRVING: That's fantastic.

3 DUMFORD: So, it was a great partnership between the

4 government, the employees here, and our vendor, so--

5 BLOOM: Right. Thank you very, very much.

6 IRVING: Thank you.

7 BAKER: Thank you.

8 BLOOM: And you designed it, right?

9 BAKER: Pardon?

10 BLOOM: You designed it?

11 BAKER: Designed it?

12 BLOOM: Well--

13 BAKER: It kind of designed itself. It was a matter

14 of getting all the information together and putting

15 it in one package, it just--

16 BLOOM: Brian said it was all your idea--

17 BAKER: Well--

18 BLOOM: --thank you very much.

19 IRVING: Thank you.

20 BAKER: Thanks.

21 IRVING: Thank you.

22 BLOOM: Other business, change orders this morning

23 for the Juvenile Center. If you remember last week's

24 meeting, we had a lot--a lot of deducts--

25 IRVING: We had a total last meeting of--

0044

1 BLOOM: --and we're having changes.

2 IRVING: --98--a little over \$98,000.00. So, we knew

3 for everything good that happens, the--it would be

4 counteracted. I will just read them into the record,

5 W.A. Sheets & Sons, Change Order #21, 3301

6 [\$3,301.00], which is northwest at--a sidewalk at the

7 northeast entrance; W.A. Sheets & Sons, Nova work

8 stations, Change Order #39, for \$1,427.00; Fort Wayne

9 Structural Steel is a revision of the TV enclosures,

10 which is Change Order #16, for \$9,524.00; Fort Wayne

11 Structural Steel, labor for the TV enclosures, Change

12 Order #18, for \$4,217.00; Tag Coating for the paint

13 revised and added to the enclosures, Change Order

14 #27, for \$1,920.00; L-A Electric for split control

15 intake, Change Order #37, for \$8,530.00; L-A

16 Electric, to add three cameras in the basement, and

17 one camera outside Unit B, Change Order #38, for

18 \$7,091.00; L-A Electric, to modify the light fixtures

19 and tie in the energy power panel, per the Allen

20 County Building Department, Change Order #39, for

21 \$7,673.00; and L-A Electric, revise site lighting,

22 per Change Order #40, for \$969.00, which gives me a

23 total of \$44,652.00.

24 PETERS: The good news, Commissioner Irving, is that

25 we still netted \$54,000.00.

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1 IRVING: Just wait till next week. I make a motion

2 we approve.

3 PETERS: I'll second it.

4 BLOOM: All in favor signify by saying "aye."

5 IRVING: Aye.

6 PETERS: Aye.

7 BLOOM: Aye.

8 IRVING: I'd like to make a motion to waive the
9 second reading on any matters that are approved today
10 for which it may be deemed necessary.

11 PETERS: I will second that.

12 BLOOM: All in favor signify by saying "aye."

13 IRVING: Aye.

14 PETERS: Aye.

15 BLOOM: Aye. Any comments from the public this
16 morning? (No response.) What I think we're gonna
17 do, since our meeting ran so long, and you've already
18 introduced yourselves, if you want to stand up at
19 your seats again and do--we have one spokesperson
20 here? I think the young lady that was--or do all of
21 you want to say something.

22 BERNSTEIN: They have a presentation that they're--

23 BLOOM: Their own? Well, I think the teacher should
24 stand up and introduce herself also.

25 IRVING: I'd like to make a motion that we adjourn

0046

1 the meeting.

2 BLOOM: Thank you. Okay, go.

3 PETERS: I'll second that.

4 BLOOM: All in favor signify by saying "aye."

5 PETERS: Aye.

6 IRVING: Aye.

7 BLOOM: Aye.

8 IRVING: Okay.

9 (Adjourned 10:49 a.m.)

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