



## BOARD OF COMMISSIONERS OF THE COUNTY OF ALLEN

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NELSON PETERS LINDA K. BLOOM THERESE BROWN

### MINUTES

**Commissioners' Legislative Session  
10:00 a.m. Friday, September 11, 2015  
Council Chambers Courtroom – Citizens Square**

Commissioners Present: Nelson Peters, Therese Brown and Linda Bloom

Others Present:	Chris Cloud	Commissioners Office
	Mike Green	Commissioners Office
	Bill Fishing	County Attorney
	Troy Hershberger	Sheriff's Dept.
	Randy Brown	Coliseum
	Dan Freck	Building Maintenance
	Bill Hartman	Highway Dept.
	Ellen Cutter	Community Research Institute

Commissioner Peters called the meeting to order at 10:02 AM. Commissioner Peters led the meeting with the Pledge of Allegiance and a moment of silence.

- 1. Approval of the minutes of August 28, 2015.** Commissioner Brown made a motion to approve the minutes of August 28, 2015. Commissioner Bloom seconded the motion. Motion carried 3-0.
- 2. Approval of School Resource Officer Agreement between the Board of Commissioners and Northwest Allen County Schools on behalf of the Sheriff's Department.** Troy Hershberger, Sheriff's Dept., presented this item. Commissioner Brown asked if this covers the full expense of the position. He stated that it does not because 3 months out of the year they are back with the Sheriff's department during the summer break and during the breaks during the school year. It is approximately 2/3. It is the same as it was last year. Commissioner Bloom made a motion to approve the School Resource Officer Agreement between the Board of Commissioners and Northwest Allen County Schools on behalf of the Sheriff's Department. Commissioner Brown seconded the motion. Motion carried 3-0.
- 3. Approval of Agreement between the Board of Commissioners and MSKTD for architectural services at Memorial Coliseum for the cooling tower replacement project.** Randy Brown, Exec. V.P., General Manager of Memorial Coliseum presented this item. He stated this agreement is for architectural engineering services for the replacement of the cooling towers. The cooling towers were put in 1988 back when we built the expo and they are toward the end of their useful life. The anticipated cost of the cooling towers will be approximately \$300,000. Our agreement with MSKTD is 7.5% and that equals \$22,500. There is approximately \$200 of reimbursables as part of this agreement. Some good news related to the new cooling towers is that efficiencies have improved. We will pick up approximately 190 tons of additional cooling just by nature of replacing these. Bidding it this year, bid award before the end of the year and the installation will be sometime probably 2<sup>nd</sup> or maybe 3<sup>rd</sup> quarter at the latest of 2016. Commissioner Brown made a motion to approve the Agreement between the Board of Commissioners and MSKTD for architectural services at Memorial Coliseum for the cooling tower replacement project. Commissioner Bloom seconded the motion. Motion carried 3-0.
- 4. Approval of Change Order #1 to Weigand Construction on the Memorial Coliseum Expo Hall South Addition. Cost - \$166,825.42 (increase).** Randy Brown, Exec. V.P., General Manager of Memorial Coliseum presented this item. He stated there are 6 items related to this change order and there

are contingencies so this will go against contingencies. It is not an increase in the project cost. It's just part of the process of bringing change orders before the Commissioner's for approval. He explained what each change to the 6 items entailed. After this there is still approximately \$150,000 in contingency fund remaining. We are about 80% complete now and we are looking good for budget. Commissioner Peters asked if they anticipated additional need for change orders. Randy replied that he hopes not. At this point they anticipate being done early. Commissioner Brown made a motion to approve the Change Order #1 to Weigand Construction on the Memorial Coliseum Expo Hall South Addition. Cost - \$166,825.42 (increase). Commissioner Bloom seconded the motion. Motion carried 3-0.

5. **Approval of Agreement between the Board of Commissioners and A-1 Door Specialties for preventative maintenance and inspections at various Allen County Properties.** Dan Freck, Director of Building and Grounds, presented this service agreement for approval. He stated they are one of our major companies that do our automatic door openers and our handicap accessible buttons throughout the downtown area. We want to be more proactive in assuring the main entrance doors are working properly. Door pressure, door closure and items such as that plus the hardware. We have used 2 others companies throughout the years and those companies have slowly recommended that we just use A-1 Door. We have worked with Mr. Rafferty quite a bit in the past. Most recently at 1 West Superior so we are very comfortable with this company. This is in the budget and the cum cap as well. Commissioner Brown made a motion to approve Agreement between the Board of Commissioners and A-1 Door Specialties for preventative maintenance and inspections at various Allen County Properties. Commissioner Bloom seconded the motion. Motion carried 3-0.
6. **Approval of Change Order #2 for Bethel/Huguenard/Till Intersection, INDOT Des #1005320, Contract #R-34237-A, LPA Project #1200207. Cost - \$169,655.04 (Increase).** Bill Hartman, Highway Director, presented this item. He stated this is sub grade problems. We had significant areas in this project on the legs of the round-a-bout coming into Huguenard/Bethel/Till that upon proof rolling were unsuitable and had to be excavated out and geo grid material and #53 stone put in place to compensate for the bad soil conditions. Commissioner Peters asked why didn't the engineer folks discover this upfront? Bill stated the current methods just don't give that much information. They bore several holes but then find issues in other areas. The soil boring process is expensive and if you bored a hole every 10 feet there would be more money in the soil investigation than you do in the subgrade. Commissioner Peters asked if it would make sense to elevate those standards a little bit. Would it cost more than the increase in some of these projects? Bill stated he is sure it would. Commissioner Brown asked would it be in our best interest to investigate. We have a standard aspect of going about things but it might be beneficial to go above. Bill Hartman stated this is by INDOT's rules as this is their money. Commissioner Peters said maybe we don't need to do every 10 feet but do more than we are doing now. He stated they as the engineers would know whether that would have an impact or not. It seems to me we do come up with a lot of high dollar change orders half way through a project. Commissioner Brown made a motion to approve Change Order #2 for Bethel/Huguenard/Till Intersection, INDOT Des #1005320, Contract #R-34237-A, LPA Project #1200207. Cost - \$169,655.04 (Increase). Commissioner Bloom seconded the motion. Motion carried 3-0.
7. **Sign Request – Requested by Brian Sechler**
  - a. **Maumee Center Rd from SR 101 to Gustin Rd – post “No Trucks” – reason – Trucks cannot navigate the corner of Maumee Center Rd and Gustin Rd**

Bill Hartman, Highway Director, presented this item. He stated this was based on a constituent complaint that the corners were being torn up. After investigation by Brian Sechler, it was determined that this might remedy that situation. Commissioner Bloom made a motion to approve Sign Request. Commissioner Brown seconded the motion. Motion carried 3-0.

8. **Approval of Release of Temporary Easement for IUE AFL-CIO District Council Eight for the Coldwater Rd project, Project # RC1993.** Bill Hartman, Highway Director, stated this is something that trickled in. This project was completed quite some time ago (8-9 years). These folks are trying to sell the property and this is just holding up their sale. Commissioner Bloom made a motion to approve Release of Temporary Easement. Commissioner Brown seconded the motion. Motion carried 3-0.

9. **Quarterly presentation from the Community Research Institute.** Ellen Cutter, Community Research Institute, gave the 2<sup>nd</sup> quarter update presentation.
10. **Approval of 2016 Holiday Schedule.** Commissioner Brown made a motion to approve the 2016 Holiday Schedule. Commissioner Bloom seconded the motion. Motion carried 3-0.
11. **Lease Agreement between the Board of Commissioners and Coyne Investments Ltd for lease of parking under viaduct.** Chris Cloud, Executive Asst., stated we lease a stretch of under viaduct parking just south of 1 W. Superior Street. Nothing changed in agreement except we added a provision that it may automatically renew unless either party gives a 60 day notice as opposed to every year having to sign a contract. The amount is \$900 per month. Commissioner Bloom made a motion to approve the Lease Agreement between the Board of Commissioners and Coyne Investments Ltd for lease of parking under viaduct. Commissioner Brown seconded the motion. Motion carried 3-0.
12. **Approval of claims submitted for payment.** Commissioner Brown made a motion to approve the claims submitted for payment today in the amount of \$2,594,962.30. Commissioner Bloom seconded the motion. Motion carried 3-0.
13. **Other Business:**
  - AEP Easements at Coliseum.** Bill Fishering, County Attorney, presented this item. He stated AEP requested the Commissioners to transfer some easements to them for a reconstruction of their power lines which crossed the Coliseum parking lot and go on to the north across the IPFW campus which we owned but leased to IPFW foundation. They discovered 3 minor errors in their original design and have asked that we approve giving those to them also. They have been reviewed by Mr. Brown and approved. Mr. Fishering recommended approval of the corrections. Commissioner Brown made a motion to approve the Transfer of some Easements at Coliseum to AEP. Commissioner Bloom seconded the motion. Motion carried 3-0.
  - Resolution concerning Lafayette Center Rd.** Bill Fishering, County Attorney, presented this item. He stated this resolution was prepared by the Commissioner's attorney for the Lafayette Center Road project which is on a fast track. They have asked for 2 things – To approve the actions taken by Lara Dorsett and Mike Thomson to date and to grant those two continuing authority to execute the documents they have been executing on the Commissioners behalf and to designate Commissioner Brown as having authority to execute documents moving forward in addition to the other two. This is slightly unusual but it is on an extremely fast track where they are trying to get ready to bid it by Christmas and they didn't want to have to wait on our standard procedures for paperwork. Commissioner Brown made a motion to approve Resolution #2015 TBD concerning Lafayette Center Road. Commissioner Bloom seconded the motion. Motion carried 3-0.
14. **Approval to waive the 2<sup>nd</sup> Reading on any matter approved today and for which it may be deemed necessary for the Legislative Session of September 11, 2015.** Commissioner Brown made a motion to approve waiving the 2nd Reading on any matter approved today and for which it may be deemed necessary for the Legislative Session of September 11, 2015. Commissioner Bloom seconded the motion. Motion carried 3-0.
15. **Comments from the Public.**
16. **Motion to Adjourn.** Meeting adjourned at 10:52 a.m.

*Allen County does not discriminate because of disability in the admission to, or treatment or employment in, its programs or activities. The Human Resources Director has been designated to coordinate compliance with nondiscrimination requirements contained in Section 35.107 of the Department of Justice regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided therein, and Allen County's ADA policy is available from the ADA Coordinator. Suggestions on how the County can better meet the needs of persons with disabilities may be submitted to the ADA coordinator at: Human Resources Department, 200 East Berry Street, Suite 380, Fort Wayne, IN 46802, or by phone at (260) 449-7217.*