



BOARD OF COMMISSIONERS OF THE COUNTY OF ALLEN
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RICHARD E. BECK THERESE M. BROWN F. NELSON PETERS

MINUTES

**Commissioners' Legislative Session
10:00 AM Friday, March 8, 2019
Council Chambers Courtroom – Citizens Square**

Commissioners Present: Nelson Peters, Therese Brown and Rich Beck

Others Present:	Chris Cloud	Commissioners Office
	Mike Green	Commissioners Office
	Bill Fishering	County Attorney
	Nick Jordan	AC Auditor
	Michelle Wood	DPS
	Deb Hudson	HR/Benefits
	Bill Hartman	Highway Dept.
	Alison Podlaski	Tailored Properties LLC
	Tom Niezer	Tailored Properties LLC
	Jeff Neumeyer	WPTA 21
	Rosa S Rodriguez	Journal Gazette

Commissioner Peters called the meeting to order at 10:03 AM. Commissioner Peters led the meeting with the Pledge of Allegiance and a moment of silence.

- 1. Consider approval of the minutes of March 1, 2019.** Commissioner Brown made a motion to approve minutes of March 1, 2019. Commissioner Beck seconded the motion. Motion carried 3-0.
- 2. Consider approval of agreement between the Board of Commissioners and Dossett Consulting for cost allocation review on behalf of the Allen County Auditor.** Nick Jordan, AC Auditor, presented this item. He stated in years past they have used a different consultant, Maximus. Nothing wrong with them at all but this year we decided to try a different route with Dossett Consulting. We are only doing a one year agreement instead of a three year like we've done with Maximus in the past. It's about 6% less in cost but it's not like we'll have CEDIT savings. The way this works is that you have direct and indirect expenses related to child support, 4D as they call it. This is for the indirect piece. They look at all of our costs throughout the county, the expenses, and they allocate them based on the department and based on the insurance and so forth. We then claim that indirect piece to the tune of \$300k to \$500k depending upon the year. That \$600 savings could be washed away if this consulting cannot capture similar costs as we've done in years past. Nick stated he felt it was time for a new set of eyes and see how it plays out for this year. Commissioner Brown made a motion to approve agreement between the Board of Commissioners and Dossett Consulting for cost allocation review on behalf of the Allen County Auditor. Commissioner Beck seconded the motion. Motion carried 3-0.
- 3. Consider approval of agreement between the Board of Commissioners and Nyhart for GASB 75 for an actuarial study on behalf of the Allen County Auditor.** Nick Jordan, AC Auditor, stated this is done annually and Nyhart does a great job. This is for our other post-employment benefits, the retiree health insurance program. They provide the actual valuation, actual liability at the end of the day since we don't fund a trust to offset this. We just pay the expenses as they go. The fee is up from last year because the GASB 75 has changed. Previously it was before a different pronouncement. So now it's

\$9,000. Last year it was \$7,800. They're going to do a full evaluation again. Nick stated he doesn't foresee any changes but does think the liability will increase as it has year over year. Health insurance costs more and wages go up. If they don't choose health insurance, they still get the same \$405 cash option. That hasn't changed but as health insurance costs increase, the implicit subsidy that the County gives, because that premium hasn't changed for many years, that subsidy has grown. Nick stated that is something we need to look at if we want to make the retiree contribute more to their premiums. We don't have a dedicated trust set up just for this plan. The way we fund it is through our self-health insurance fund as we do with the active employees. You can see the difference in the claims between the retirees and an active employee but it is coming from the exact same self-health insurance fund which has over \$9,000,000 at this point in time. But for purposes of accounting that is not a dedicated trust set up for just for the retirees. Commissioner Beck made a motion to approve the agreement between the Board of Commissioners and Nyhart for GASB 75 for an actuarial study on behalf of the Allen County Auditor. Commissioner Brown seconded the motion. Motion carried 3-0.

- 4. Consideration of Rezoning Petition #REZ-2019-0001 to rezone 4.4 acres located on the north side of the 500 block of Union Chapel Road and on the east side of the 12700 to 12800 blocks of Tonkel Road for a four-building office park, which includes the existing office structure.** Michelle Wood, DPS, presented this item. She stated this rezoning request is for Tailored Properties LLC and is for 3 new office buildings and utilization of an existing office structure. The existing residential style building has been there since the 1950's and has been a commercial building for a long time. It has a couple of board of zoning appeal approvals on it since it was built before our zoning ordinance it was already non-conforming but it has had approvals over the years. As recently as 2003 it was approved to expand. Pro Taylor is a physical therapy company currently in the Watersong complex on Coldwater Road and they are growing. They would like to use this building and then further the investment by picking up two more properties to the north of the commercial building to add to this overall development which in most cases staff does encourage this. We like to see comprehensive planning and if you can get more buildings on a single access and make better use of infrastructure and storm water, we generally like to see that. The area is predominately residential or agriculturally zoned with residential uses on them. A lot of metes and bounds development and then also planned single family development. With the growth of Parkview this whole area has pretty much exploded so it is not surprising for staff to see some of these intersections that become urbanized. This is now a signalized intersection. Tonkel Rd. will have improvements at some point. Highway is looking at additional right of way for eventual improvements. It's not surprising to see these turn from residential to commercial. The proposal here is to go to C-1 which is our lowest intensity commercial district and it's often used as a buffer between more residential areas and more intensive areas. Recently we approved Eagles Nest which is a large platted single family subdivision just to the east of this. We did have 3 speakers at the hearing and we received a letter. One in favor who was immediately to the east. That gentleman thinks this is the best use. The property immediately to the north, the McCleery's, were opposed and their concerns were traffic and he has also done some sanitary sewer work to replace his septic and he is concerned there will be disruption of those pipes because storm water drainage. Following all the rules and regulations, there should not be a problem with the work that he has done. They were also concerned with the disruption of their current views and wildlife. There was also a speaker that lives on Linbrook which is small street that comes off of Union Chapel to the southwest and her concerns were traffic, children in the area and why can't this be located somewhere in the City instead of green field ground. A letter was received from a Jason McCall who lives to the west on Union Chapel and has a BZA approved business and his complaints were mostly about the difference in process between the BZA and rezonings. There were 8 present for the vote and it was a unanimous do pass recommendation of those 8. She went over the uses allowed in a C-1 rezoning, the written commitment and the development standard provisions. Commissioner Beck made a motion to approve Rezoning Petition #REZ-2019-0001 to rezone 4.4 acres located on the north side of the 500 block of Union Chapel Road and on the east side of the 12700 to 12800 blocks of Tonkel Road for a four-building office park, which includes the existing office structure. Commissioner Brown seconded the motion. Motion carried 3-0.
- 5. Consider approval of agreement between the Board of Commissioners and Symetra Life Insurance Company for excess loss insurance coverage.** Deb Hudson, Benefits Manager, stated that Symetra is the

stop loss excess coverage provider that we have selected for Allen County insurance plan for 2019. It is the contract that protects the County from excessive or large claims in our self-insurance fund. Commissioner Peters asked why the contract was coming now instead of the fall of 2018. Deb stated it takes a little while in the whole process. Normally the stop loss or excess loss carrier doesn't come that early with data because they want to see more claims for the claims year before they make a commitment for what they are willing to sell that to us for. Commissioner Peters asked if we had coverage between January and today. Deb said we signed an agreement in October that allowed us to go forward as a stop gap between now and then. Commissioner Brown made a motion to approve agreement between the Board of Commissioners and Symetra Life Insurance Company for excess loss insurance coverage. Commissioner Beck seconded the motion. Motion carried 3-0.

- 6. Consider approval of addendum to agreement between the Board of Commissioners and Pro-claim Plus Inc. for third-party administration of self-insured health insurance plan.** Deb Hudson, Benefits Manager, stated Pro-claim Plus is our third-party administrator and actually they process claims as our plan documents instruct them for the county employees with health insurance plans. They have administered this for us for about 8 years and have done a wonderful job. There is a slight increase this year, .25 per employee per month which is very nominal. Commissioner Beck made a motion to approve addendum to agreement between the Board of Commissioners and Pro-claim Plus Inc. for third-party administration of self-insured health insurance plan. Commissioner Brown seconded the motion. Motion carried 3-0.
- 7. Consider approval of agreement between the Board of Commissioners and Nyhart for analysis and projections of health insurance plan.** Deb Hudson, Benefits Manager, stated Nyhart is performing an analysis and projection of expenses for the health care plan into the future. This helps us make good decisions about where we might go per the expenses we'll incur for our health plan. We've had them do this for us for a few years and it's been very successful. Commissioner Beck made a motion to approve agreement between the Board of Commissioners and Nyhart for analysis and projections of health insurance plan. Commissioner Brown seconded the motion. Motion carried 3-0
- 8. Consider approval of Sign Requests for Weight Limit changes for 48 bridges throughout Allen County, Huntertown, and Woodburn.** Bill Hartman, Highway Director, stated that as part of the 2018 inspection of all of our bridges the formulation for determining weight limits has changed. The Federal government pays for this and their method of calculation has changed. Previously, the bridges were all evaluated by just one standard truck loading. Now they have 3-4 with different axle spacing and now we have signs with silhouettes with 3 different vehicles with 3 different axle spacings and different load limits accordingly. We met last week with fire, police, schools, truckers, suppliers, bus service, garbage haulers, etc. to give them the maps, which were just handed out here to the media folks, with lists and locations of all of these. We expect to get some feedback from them as to what they feel their priorities would be due to the interruption to their travels due to these weight limits. Hopefully we'll get that feedback in the next couple of weeks. After these are hopefully approved today, these postings will take place over the next 30 days. Of these 48 bridges, 3 of them are due to be replaced this year and 7 of them are under design currently so due to be replaced over the next 2-3 years. We have 4 iron truss bridges that will always have low limits because they are in out of the way places and they were never really constructed for the modern load limits that we have today. Commissioner Peters asked if what is being asked for today similar to a process that other cities and towns throughout Allen County will be going through. Bill Hartman said yes, the City of Fort Wayne and City of New Haven will be addressing this also and applying ordinances to the signs so that it will make it enforceable for law enforcement if that becomes necessary. This is a nationwide issue. Commissioner Brown made a motion to approve Sign Requests for Weight Limit changes for 48 bridges throughout Allen County, Huntertown, and Woodburn. Commissioner Beck seconded the motion. Motion carried 3-0.
- 9. Consider approval of claims for payment.** Commissioner Brown made a motion to approve the claims as submitted in the amount of \$1,306,999.04. Commissioner Beck seconded the motion. Motion carried 3-0.

10. Other Business

11. Approval to waive the 2nd Reading on any matter approved today and for which it may be deemed necessary for the Legislative Session of March 8, 2019. Commissioner Beck made a motion to approve the waiving of the 2nd Reading on any matter approved today and for which it may be deemed necessary for the Legislative Session of March 8, 2019. Commissioner Brown seconded the motion. Motion carried 3-0.

12. Comments from the Public

13. Motion to Adjourn. Meeting adjourned at 10:33 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.