

**AGENDA OF THE COMMON COUNCIL
City of Angola, Indiana
210 N. Public Square**

Monday, January 21, 2025 – 7:00 p.m.

CALL TO ORDER BY MAYOR MARTIN

1. Council Member roll call by Clerk-Treasurer Herbert.

Coffey _____ Olson _____ Sharkey _____ Dowe _____ McDermid _____

2. Request approval of the January 6 minutes. (attachment)

UNFINISHED BUSINESS

1. Other unfinished business.

NEW BUSINESS

1. Ordinance No.1770-2025. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF ANGOLA, INDIANA. (1850 N SR 827) (first reading) (attachment)
2. Request permission for the Fire Department to dispose of 1985 American Lafrance Fire Engine (asset #0008489) via auction on govdeals.com.
3. Request permission for the Fire Department to dispose of Hurst Jaws of Life HP P650 (asset #0008597) via donation to Metz Volunteer Fire Department.
4. Discussion regarding the acquirement of the Fairhaven Development property.
5. Clerk-Treasurer's Depository Statement and Cash Reconciliation for the month ending December 2024 is presented for Council Information. (attachment)
6. Reports:
 - Clerk-Treasurer
 - Department heads
7. Request approval of the Allowance of Accounts Payable Vouchers 72361 through 72579 totaling \$1,684,268.40 which includes interfund transfers of \$442,824.56. (separate attachment)
8. Other new business.

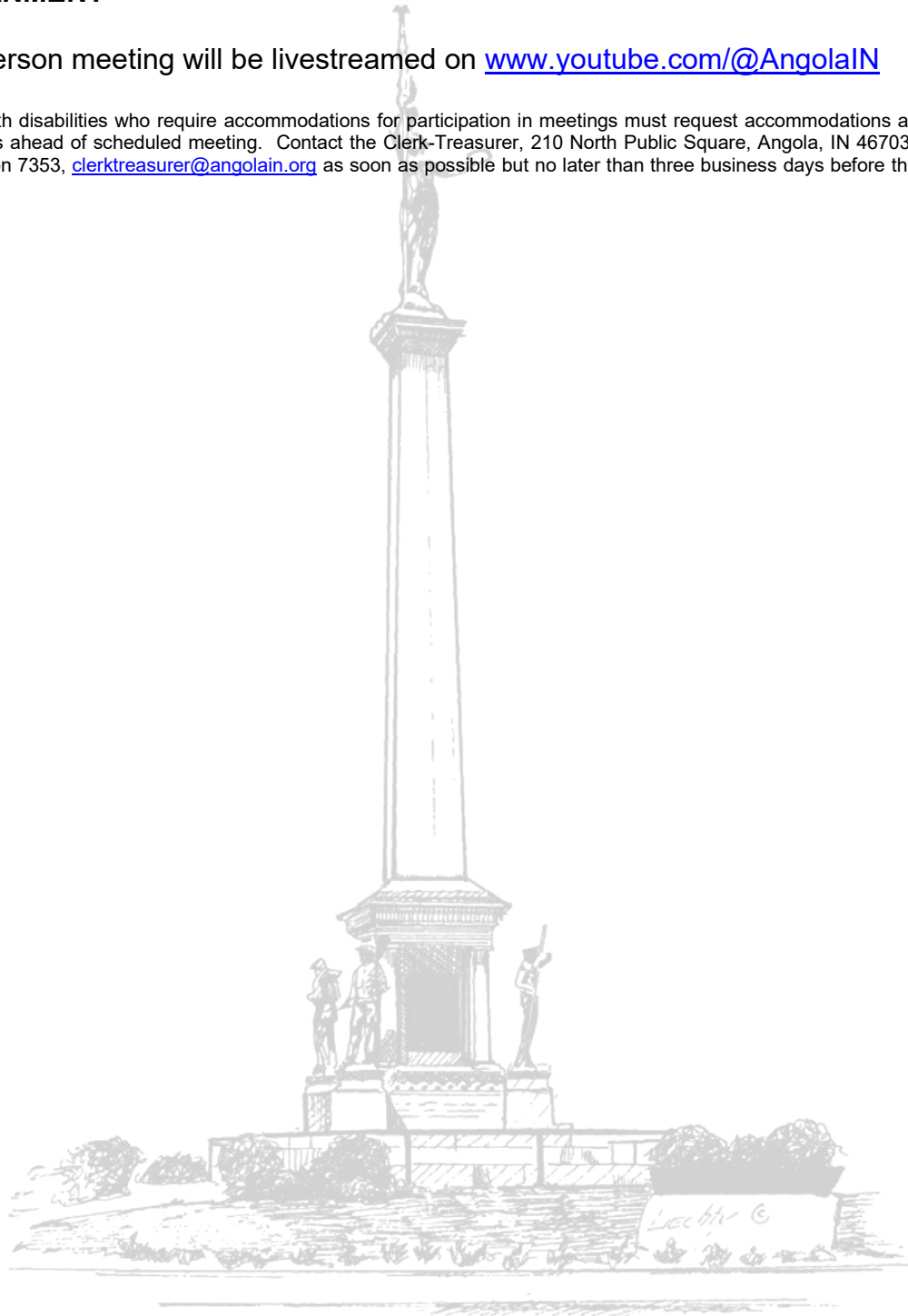
NEXT MEETING

The next Common Council meeting is Monday February 3, 2025.

ADJOURNMENT

This in-person meeting will be livestreamed on www.youtube.com/@AngolaIN

Individuals with disabilities who require accommodations for participation in meetings must request accommodations at least three business days ahead of scheduled meeting. Contact the Clerk-Treasurer, 210 North Public Square, Angola, IN 46703, (260) 665-2514 extension 7353, clerktreasurer@angolain.org as soon as possible but no later than three business days before the scheduled event.



January 6, 2025

The regular meeting of the Common Council of the City of Angola, Indiana was called to order at 7:00 p.m. at City Hall, 210 North Public Square with Mayor David B. Martin presiding. Council Members Randy Coffey, David A. Olson, Jennifer L. Sharkey, Charles P. Dowe, and Jerold D. McDermid answered roll. No Council Member was absent. Clerk-Treasurer Ryan P. Herbert recorded the minutes.

Among those present were City Attorney Kim Shoup, City Engineer Amanda Cope, Economic Development and Planning Director Retha Hicks, Police Chief Ken Whitmire, Fire Chief Bill Harter, Street Commissioner Chad Ritter, Water Superintendent Tom Selman, Wastewater Superintendent Jeff Gaff, Human Resources Director Sue Essman, Engineering Assistant Nick Gerber and Deputy Clerk Stephanie Dean.

APPROVAL OF THE MINUTES

Council Member Coffey moved to approve the December 16, 2024 minutes. Council Member Olson seconded the motion. The motion carried 5-0.

Minutes of the December 2 Board of Public Works and Safety meeting presented for Council information.

NEW BUSINESS

Mayor Martin opened the floor for 2025 Mayor Pro Tem nominations. Council Member McDermid moved to nominate Council Member Olson. Council Member Dowe seconded the motion. No other nominations were made. The motion carried 5-0.

Resolution No. 2024-885, A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF ANGOLA, INDIANA ADOPTING THE CITY OF ANGOLA TITLE VI IMPLEMENTATION PLAN 2025, was read by title and presented to Council for approval. Council Member Sharkey moved to approve. Council Member Coffey seconded the motion. The motion carried 5-0.

DEPARTMENT HEAD REPORTS

Economic Development and Planning Director Hicks reported that new Community Coordinator Allison Daglow had started work today.

City Engineer Cope provided an overview of the Pokagon State Park water and sewer extension project. Bids for the project will be opened on February 10th. The bidding process is complex and will be split into four divisions. Divisions one and two will be for the water and wastewater connections from the city to Pokagon State Park to and Trine Ste Recreation Area. Those two bids must be completed by the same contractor and will be funded by forgivable loans from the Indiana Finance Authority. Divisions three and four will be for other water and sewer improvements within the city and will be funded by zero

percent interest bonds provided by the Indiana Finance Authority. Discussion followed about particular details of the project.

APPROVAL OF ACCOUNTS PAYABLE VOUCHERS

Council Member McDermid moved to approve the Allowance of Accounts Payable Vouchers 72101 through 72360 totaling \$931,796.76. Council Member Sharkey seconded the motion. The motion carried 5-0.

ADJOURNMENT

There being no further business, the meeting was considered adjourned at 7:19 p.m.

David B. Martin, Mayor
Presiding Officer

Attest:

Ryan P. Herbert, Clerk-Treasurer

ORDINANCE NO. 1770-2025

**AN ORDINANCE AMENDING THE ZONING MAP OF THE
CITY OF ANGOLA, INDIANA**

SUMMARY

This ordinance amends the Zoning Map of the City of Angola, Indiana by changing the zoning of approximately 10.4-acre of land to Estate Residential (ER) District. The Parcel ID 760613000007000011 is located at 1850 North State Road 827.

WHEREAS, Ordinance No. 1286-2008, as amended, adopted an Official Zoning Map for the City of Angola, Indiana; and

WHEREAS, Indiana Code section §36-7-4-600 et. Seq provides for amendments to the zoning map of a municipality by ordinance of the municipality; and

WHEREAS, the City of Angola Plan Commission at its January 13, 2025, held a legally advertised Public Hearing; and

WHEREAS, the City of Angola Plan Commission, on January 13, 2025, heard input from the public and unanimously forwarded a *favorable recommendation* to the Angola Common Council of said real estate.

**NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE
CITY OF ANOGOLA, INDIANA:**

THAT, the Zoning Map of the City of Angola shall be amended in the following manner:

The 10.4-acre parcel located at 1850 North State Road 827. The legal description is attached hereto as Exhibit A.

The aforementioned tract of land shall officially be changed to the Estate Residential (ER) District.

The tract of land is illustrated in Exhibit B, also attached hereto. The zoning change shall also apply to associated rights-of-way, to the centerline of the street.

BE IT FURTHER ORDAINED that the Ordinance be in full force and effect after its passage by the Common Council and after the occurrence of all other action required by law.

ORDINANCE NO. 1770-2025

PASSED AND ADOPTED by the Common Council of the City of Angola, Indiana, this _____ day of _____, 2025.

David B. Martin, Mayor

Attest:

Ryan Herbert, Clerk-Treasurer

This ordinance presented by me, the Clerk-Treasurer of the City of Angola, Indiana to the Mayor at the hour of _____ a.m./p.m. this _____ day of _____ 2025.

Ryan Herbert, Clerk-Treasurer

This ordinance signed and approved by me, the Mayor of the City of Angola, Indiana this _____ day of _____ 2025.

David B. Martin, Mayor

Exhibit A

Legal Description

A part of the northeast quarter of Section 13, township 37 north, Range 13 east, described as follows:

Commencing at the northeast corner of said section 13; thence north 88 degrees 30 minutes west 1313 feet; thence south 1 degree 0 minutes west 510 feet; thence north 88 degrees 30 minutes west 944.5 feet to the east right-of-way line of State Road 827 which is the true point of beginning of this description; thence south 88 degrees 30 minutes east 944.5 feet to an iron pin; thence south 1 degree 0 minutes west 440 feet to an iron pin; thence north 88 degrees 38 minutes west 1122.1 feet to the east right-of-way line of State Road 827; thence in a Northerly direction along the east right-of-way line of State Road 827; to the true point of beginning, containing 10.4 acres more or less.

Exhibit B



Exhibit A

Legal Description

A part of the northeast quarter of Section 13, township 37 north, Range 13 east, described as follows:

Commencing at the northeast corner of said section 13; thence north 88 degrees 30 minutes west 1313 feet; thence south 1 degree 0 minutes west 510 feet; thence north 88 degrees 30 minutes west 944.5 feet to the east right-of-way line of State Road 827 which is the true point of beginning of this description; thence south 88 degrees 30 minutes east 944.5 feet to an iron pin; thence south 1 degree 0 minutes west 440 feet to an iron pin; thence north 88 degrees 38 minutes west 1122.1 feet to the east right-of-way line of State Road 827; thence in a Northerly direction along the east right-of-way line of State Road 827; to the true point of beginning, containing 10.4 acres more or less.

Exhibit B



Project Name:	2025-PC-01001
Application Type:	Rezone
Applicant:	James Rodman, Personal Representative
Owner:	Estate of Jerry Rodman
Location:	1850 N State Road 827 Angola, Indiana
Current Zoning & Overlay Districts:	R1: Low Density Single-Family Residential
Proposed Zoning:	ER: Estate Residential District
Current Use:	Dwelling, Single-Family Detached
Proposed Use:	Dwelling, Single-Family Detached
Hearing Date:	January 13, 2025
Required Notice:	Legal Notice of the Public Hearing appeared in The Herald Republican on January 03, 2025. Nine (9) property owners within 300-feet of the project were sent notice by Certificate of Mailing on January 2, 2025.
Applicable Code Provisions:	Title 18: Unified Development Ordinance Indiana Code: Zoning Ordinance 36-7-4-600 Series
Floodplain Status:	Not within a floodplain

Summary

The 10.4-acre property is located along State Road 827, just south of 200 N near the southern-most border of the Angola Extra Territorial Jurisdiction (ETJ). The property consists solely of a ±1,968-sf dwelling, single-family detached home with a large accessory structure. The applicant wishes to rezone the property to ER to embrace development standards specific to this district as his late father has utilized the property for many years for future owners.



The petitioners' father has used the property for many years for hobby farming and agricultural purposes, activities that are not currently permitted within the R1 zoning district. Despite this non-compliance, the petitioner now seeks to ensure that future owners of the property can continue to enjoy the land for these same uses.

Applicable Zoning Code Provisions

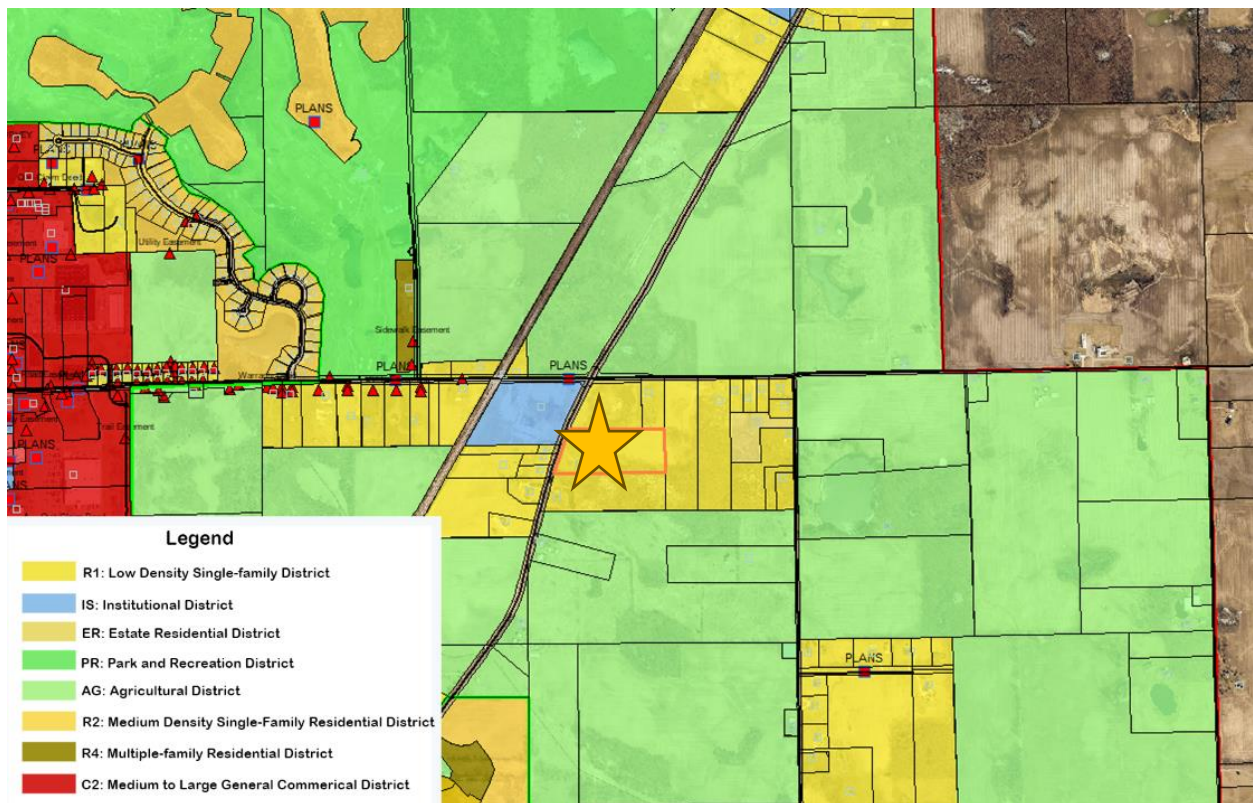
The following permitted uses would be permitted by right if the rezone request were approved.

- (A) Accessory dwelling unit.
- (B) Agricultural crop production.**
- (C) Bed and breakfast.
- (D) Child care home.
- (E) Dwelling, single-family detached.**
- (F) Fair housing facility (small).
- (G) Hobby farming.**
- (H) Home business, type 1.
- (I) Home business, type 2.
- (J) Home business, type 3.
- (K) Stable, private.
- (L) Wind turbine system, small.

Contextual Zoning & Land Use

The property is zoned R1: Low Density Single-Family Residential District within our Extra Territorial Jurisdiction (ETJ). Surrounding land uses include:

- North – AG zoning
- East – R1 zoning, ER zoning, and AG zoning.
- South – R1 zoning and AG zoning.
- West – Fairview Missionary Church, Glendarin Hills Golf Club, R1 zoning and AG zoning.



Comprehensive Plan

Objective 1.2: Utilize the Land Classification Plan and Land Classification Plan Map as the foundation for zoning decisions.

The Future Land Use maps shows this area as a low density residential.



Site Photos



Aerial Images: Top – Looking East Bottom – Looking NE



Public Input

There has been no public input as a result of the public notices being sent.

Staff Conclusion & Recommendations

In conclusion, Staff is supportive of the request. The petitioner's 10.4-acre parcel more than meets all development standard requirements as outlined under the estate residential district and is consistent with the surrounding zoning. Additionally, the zoning amendment would not negatively impact the development of the surrounding area, and the use of the property would continue for hobby farming and agricultural production.

Findings of Fact are not required for rezoning petitions. Indiana Code 36-7-4-602; 603; and 608 require the Plan Commission to “pay reasonable regard to”

1. The Comprehensive Plan;
2. Current conditions and the character of current structures and uses in each district;
3. The most desirable use for which the land in each district is adapted;
4. The conservation of property values through the jurisdiction; and
5. Responsible development and growth.

Motion to:

- Forward a favorable recommendation
 Forward an unfavorable recommendation
 Forward no recommendation
 Table to _____ (date)

Vote of Members:

	Yes	No	Abstain	Absent
Jennifer Sharkey	X			
Veryl Carpenter	X			
Jack Vrana	X			
Amanda Cope	X			
Joshua Fletcher				X
Christina King	2			
Brant Moore	1			
Jeffrey Peters				X
Nick Sutton				X
Susan Ralston	X			
Stephen White	X			



CITY OF ANGOLA INDIANA

Department of Economic Development & Planning

210 North Public Square Angola, Indiana 46703 | 260.665.7465 | 260.665.9164 fax | planning@angolain.org

**City of Angola Plan Commission
Certificate and Recommendation**

On January 13, 2025, the City of Angola Plan Commission held a legally advertised Public Hearing to consider Zoning Map Amendments (rezoning) request made by James Rodman (applicant), for 10.4-acre of land located at 1850 North State Road 827 (Parcel ID 760613000007000011). The Plan Commission heard the Staff Report, a presentation by the applicant, and input from the public.

The City of Angola Plan Commission is unanimously forwarding a *favorable* recommendation to the Angola City Council concerning the proposed Zoning Map Amendments.

Certified by:

A handwritten signature in black ink that reads "Retha Hicks". The signature is written in a cursive style.

Retha Hicks, *Director*
Economic Development and Planning Department

CLERK-TREASURER'S DEPOSITORY STATEMENT AND CASH RECONCILEMENT
MONTH ENDING DECEMBER 2024

FUNDS	Total Jan. 1 Balance And Receipts to Date 1	Receipts For Month 2	Total Balance And Receipts 3	Disbursed To Date 4	Disbursed For Month 5	Total Disbursements 6	Treasurer's Ending Balance 7
General	\$ 11,709,186.13	\$ 2,271,731.42	\$ 13,980,917.55	\$ 6,614,724.72	\$ 304,081.21	\$ 6,918,805.93	\$ 7,062,111.62
COVID Indiana CRF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
COVID CDBG OCRA Response	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
COVID FEMA 2020 FF Supplemental	\$ 1,755.91	\$ -	\$ 1,755.91	\$ -	\$ -	\$ -	\$ 1,755.91
COVID CDBG OCRA Response Phase 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ARP Coronavirus Local Fiscal Recovery	\$ 1,563,151.17	\$ -	\$ 1,563,151.17	\$ 832,079.04	\$ 138,531.71	\$ 970,610.75	\$ 592,540.42
Motor Vehicle Highway	\$ 3,649,172.92	\$ 691,307.72	\$ 4,340,480.64	\$ 1,771,972.90	\$ 100,186.01	\$ 1,872,158.91	\$ 2,468,321.73
Local Road & Street	\$ 359,428.67	\$ 8,354.14	\$ 367,782.81	\$ 30,000.00	\$ 50,000.00	\$ 80,000.00	\$ 287,782.81
Motor Vehicle Highway Restricted	\$ 390,075.06	\$ 16,624.94	\$ 406,700.00	\$ 227,276.00	\$ -	\$ 227,276.00	\$ 179,424.00
Parks & Recreation Operating	\$ 1,385,002.30	\$ 515,595.57	\$ 1,900,597.87	\$ 819,339.29	\$ 146,606.57	\$ 965,945.86	\$ 934,652.01
LIT Economic Development	\$ 3,760,814.52	\$ 63,440.37	\$ 3,824,254.89	\$ 399,576.25	\$ 30,000.00	\$ 429,576.25	\$ 3,394,678.64
Donation	\$ 238,201.61	\$ 7,383.50	\$ 245,585.11	\$ 97,455.36	\$ 1,296.31	\$ 98,751.67	\$ 146,833.44
Federal Grants Operating	\$ 58,028.18	\$ -	\$ 58,028.18	\$ 58,028.18	\$ -	\$ 58,028.18	\$ 0.00
Local Law Enforcement Continuing Ed	\$ 57,422.08	\$ 80.00	\$ 57,502.08	\$ 23,238.62	\$ -	\$ 23,238.62	\$ 34,263.46
Riverboat	\$ 185,135.35	\$ -	\$ 185,135.35	\$ 13,592.00	\$ 12,500.00	\$ 26,092.00	\$ 159,043.35
Local Road & Bridge Matching Grant	\$ 1,037,880.29	\$ -	\$ 1,037,880.29	\$ 970,009.31	\$ 36,190.69	\$ 1,006,200.00	\$ 31,680.29
Rainy Day	\$ 3,100,000.00	\$ -	\$ 3,100,000.00	\$ -	\$ -	\$ -	\$ 3,100,000.00
Hazardous Materials Response	\$ 12,367.85	\$ -	\$ 12,367.85	\$ 540.80	\$ -	\$ 540.80	\$ 11,827.05
LIT Public Safety	\$ 2,293,683.80	\$ 70,553.50	\$ 2,364,237.30	\$ 1,179,109.81	\$ 97,895.05	\$ 1,277,004.86	\$ 1,087,232.44
Opioid Settlement Unrestricted	\$ 40,170.02	\$ -	\$ 40,170.02	\$ -	\$ -	\$ -	\$ 40,170.02
Opioid Settlement Restricted	\$ 97,227.51	\$ 3,308.60	\$ 100,536.11	\$ -	\$ -	\$ -	\$ 100,536.11
Fire Operating	\$ 3,158,611.89	\$ 963,837.24	\$ 4,122,449.13	\$ 1,884,712.81	\$ 153,564.84	\$ 2,038,277.65	\$ 2,084,171.48
Redevelopment General	\$ 888,752.66	\$ 85,154.44	\$ 973,907.10	\$ -	\$ -	\$ -	\$ 973,907.10
Law Enforcement Trust	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative Capital Improvement	\$ 149,641.61	\$ 7,889.41	\$ 157,531.02	\$ -	\$ -	\$ -	\$ 157,531.02
Cumulative Capital Development	\$ 948,735.74	\$ 127,062.67	\$ 1,075,798.41	\$ -	\$ -	\$ -	\$ 1,075,798.41
Park Nonreverting Capital	\$ 151,204.08	\$ -	\$ 151,204.08	\$ 936.58	\$ 26.32	\$ 962.90	\$ 150,241.18
Park Cumulative Building	\$ 304,318.27	\$ 42,438.93	\$ 346,757.20	\$ -	\$ -	\$ -	\$ 346,757.20
Local Major Moves Construction	\$ 223,659.47	\$ 920.13	\$ 224,579.60	\$ -	\$ -	\$ -	\$ 224,579.60
Capital Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Operating & Maintenance	\$ 2,476,562.89	\$ 339,415.22	\$ 2,815,978.11	\$ 2,166,885.81	\$ 158,127.32	\$ 2,325,013.13	\$ 490,964.98
Water Sinking	\$ 682,255.58	\$ 23,143.23	\$ 705,398.81	\$ 276,712.51	\$ -	\$ 276,712.51	\$ 428,686.30
Water Improvement	\$ 2,843,000.24	\$ 4,380.00	\$ 2,847,380.24	\$ 75,395.64	\$ -	\$ 75,395.64	\$ 2,771,984.60
Water Customer Deposit	\$ 90,860.00	\$ 1,700.00	\$ 92,560.00	\$ 17,880.00	\$ 1,770.00	\$ 19,650.00	\$ 72,910.00
Water Construction	\$ 30.00	\$ -	\$ 30.00	\$ -	\$ -	\$ -	\$ 30.00
Wastewater Operating & Maintenance	\$ 3,434,949.57	\$ 417,032.83	\$ 3,851,982.40	\$ 2,938,296.44	\$ 244,104.11	\$ 3,182,400.55	\$ 669,581.85
Wastewater Sinking	\$ 1,157,713.94	\$ 17,997.65	\$ 1,175,711.59	\$ 231,306.25	\$ -	\$ 231,306.25	\$ 944,405.34
Wastewater Improvement	\$ 3,193,476.96	\$ 95,270.00	\$ 3,288,746.96	\$ 449,882.55	\$ 21,776.75	\$ 471,659.30	\$ 2,817,087.66
Wastewater Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Police Pension	\$ 442,623.02	\$ -	\$ 442,623.02	\$ 153,193.74	\$ 10,853.64	\$ 164,047.38	\$ 278,575.64
Payroll Withholding	\$ 4,210,358.93	\$ 356,938.46	\$ 4,567,297.39	\$ 4,163,788.70	\$ 370,996.80	\$ 4,534,785.50	\$ 32,511.89
Escrow	\$ 85,300.00	\$ 6,000.00	\$ 91,300.00	\$ 38,000.00	\$ 4,400.00	\$ 42,400.00	\$ 48,900.00
TOTAL - CASH FUNDS	\$ 54,380,758.22	\$ 6,137,559.97	\$ 60,518,318.19	\$ 25,433,933.31	\$ 1,882,907.33	\$ 27,316,840.64	\$ 33,201,477.55
Investments By Funds	Total Jan. 1 Balance And Purchases to Date	Investments Purchased For Month	Total Balance And Investments Purchased	Investments Cashed To Date	Investments Cashed For Month	Total Investments Cashed	Treasurer's Balance of Investments
Moneys on Deposit (interest only) (2)	\$ 54,368.18	\$ 4,103.71	\$ 58,471.89	\$ 54,368.18	\$ -	\$ 54,368.18	\$ 4,103.71
Moneys on Deposit (interest only) (8)	\$ 1,210,227.98	\$ 101,706.05	\$ 1,311,934.03	\$ -	\$ 1,210,227.98	\$ 1,210,227.98	\$ 101,706.05
Local Major Moves Construction (2)	\$ 2,804,599.45	\$ 10,951.20	\$ 2,815,550.65	\$ -	\$ -	\$ -	\$ 2,815,550.65
Total of Investments by Funds	\$ 4,069,195.61	\$ 116,760.96	\$ 4,185,956.57	\$ 54,368.18	\$ 1,210,227.98	\$ 1,264,596.16	\$ 2,921,360.41
TOTAL - ALL FUNDS	\$ 58,449,953.83	\$ 6,254,320.93	\$ 64,704,274.76	\$ 25,488,301.49	\$ 3,093,135.31	\$ 28,581,436.80	\$ 36,122,837.96

CITY OF ANGOLA

Prescribed by State Board of Accounts

City or Town Form No. 206 (Rev. 1975)

General Form No. 206 (Rev 1975)

**CLERK-TREASURER'S DEPOSITORY STATEMENT AND CASH RECONCILEMENT
MONTH ENDING DECEMBER 2024**

Names of Depositories and Accounts	Depository Balance End of Month	Outstanding Warrants	Net Depository Balance
<u>Bank of New York</u>			
Wastewater Sinking - Bond & Interest (20)	\$ 103,095.36	\$ -	\$ 103,095.36
Wastewater Sinking - Debt Service Reserve (20)	\$ 841,309.98	\$ -	\$ 841,309.98
<u>Farmers State Bank</u>			
General Checking (3)	\$ 5,706,973.06	\$ (79,144.21)	\$ 5,627,828.85
General Savings (8)	\$ 25,601,706.05	\$ -	\$ 25,601,706.05
<u>First Federal Savings Bank of Angola</u>			
Police Operations (9)	\$ 853.08	\$ -	\$ 853.08
<u>Trust INdiana</u>			
Moneys on Deposit (2)	\$ 1,004,103.71	\$ -	\$ 1,004,103.71
TRECS (2)	\$ -	\$ -	\$ -
TOTALS	\$ 33,258,041.24	\$ (79,144.21)	\$ 33,178,897.03
INVESTMENTS MADE FROM DEPOSITORY BALANCES			\$ -
ADD: Cash in Office			\$ 1,250.00
ADJUSTMENTS (explain fully)			
Deposit in transit (3) 13889			\$ 500.10
Deposit in transit (3) 13890			\$ 1,632.86
Deposit in transit (3) 13892			\$ 611.27
Deposit in transit (3) 13895			\$ 3,462.76
Deposit in transit (3) 13896			\$ 2,432.56
January Prepaid Medicaid ACH withdrawn in December			\$ 118,500.73
Moneys on Deposit (interest only EOM)			\$ (105,809.76)
TOTAL CASH BALANCE, Plus Depository Balances Invested			\$ 33,201,477.55
Total of Investments - All funds (As shown in Col 7 opposite page)			\$ 2,921,360.41
TOTAL CASH BALANCE AND INVESTMENTS			\$ 36,122,837.96