

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

Monday, September 18, 2023 – 7:00 p.m.

CALL TO ORDER BY MAYOR HICKMAN

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

Crum _____ Olson _____ Armstrong _____ Martin _____ McDermid _____

2. Request approval of the September 5 and 11 minutes. (attachment)

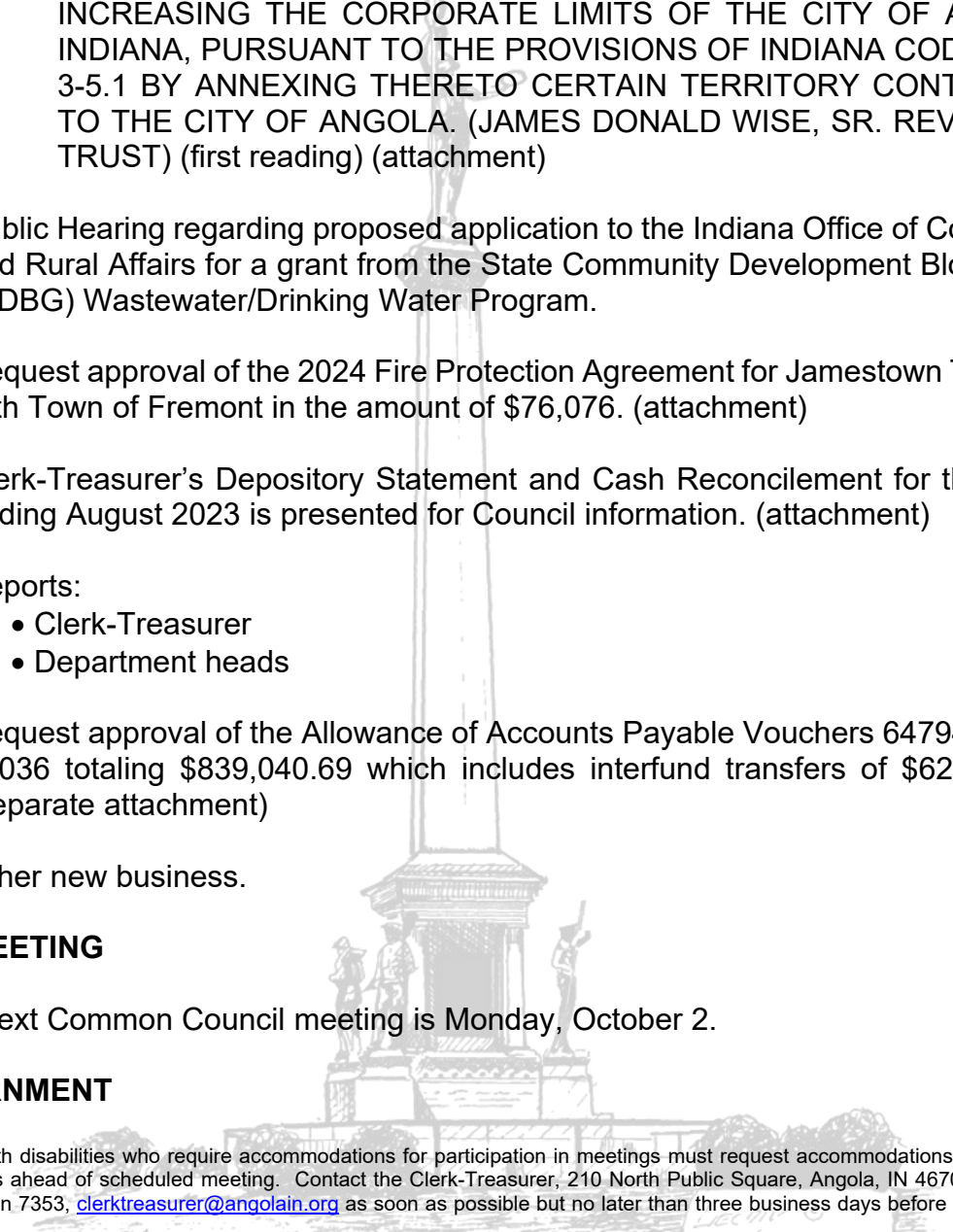
- Minutes of the August 7 Board of Public Works and Safety meeting presented for Council information. (attachment)

UNFINISHED BUSINESS

1. Public hearing before final action determining whether the qualifications for an economic development area have been met for property located along Terrace Blvd.
 - Ordinance No. 1739-2023. AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF ANGOLA, STEUBEN COUNTY, INDIANA, DESIGNATING AN AREA AS AN ECONOMIC DEVELOPMENT TARGET AREA FOR PURPOSES OF MAKING SAID AREA ELIGIBLE FOR DEDUCTION FROM ASSESSED VALUATION FOR THE REDEVELOPMENT OR REHABILITATION OF REAL ESTATE. (Terrace Place Apartments) (second and third reading) (attachment)
 - Resolution No. 2023-854. A CONFIRMATORY RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF ANGOLA, STEUBEN COUNTY, INDIANA, DECLARING AN AREA AS AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF MAKING SAID AREA ELIGIBLE FOR DEDUCTION FROM ASSESSED VALUATION FOR THE REDEVELOPMENT OR REHABILITATION OF REAL ESTATE. (Terrace Place Apartments) (attachment)

NEW BUSINESS

1. Ordinance No. 1740-2023. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF ANGOLA, INDIANA (Speedway Professional Park Lot 1) (tabled from the July 17 meeting) (first reading) (attachment)
2. Public hearing regarding the JAMES DONALD WISE, SR. REVOCABLE TRUST Annexation.

- 
- Resolution No. 2023-855. A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF ANGOLA, INDIANA ADOPTING A WRITTEN FISCAL PLAN AND DEFINITE POLICY FOR THE ANNEXATION OF CERTAIN TERRITORY CONTIGUOUS TO THE CITY OF ANGOLA, INDIANA (JAMES DONALD WISE, SR. REVOCABLE TRUST) (attachment)
 - Ordinance No. 1741-2023. AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF ANGOLA, INDIANA, PURSUANT TO THE PROVISIONS OF INDIANA CODE §36-4-3-5.1 BY ANNEXING THERETO CERTAIN TERRITORY CONTIGUOUS TO THE CITY OF ANGOLA. (JAMES DONALD WISE, SR. REVOCABLE TRUST) (first reading) (attachment)
3. Public Hearing regarding proposed application to the Indiana Office of Community and Rural Affairs for a grant from the State Community Development Block Grant (CDBG) Wastewater/Drinking Water Program.
 4. Request approval of the 2024 Fire Protection Agreement for Jamestown Township with Town of Fremont in the amount of \$76,076. (attachment)
 5. Clerk-Treasurer's Depository Statement and Cash Reconcilement for the month ending August 2023 is presented for Council information. (attachment)
 6. Reports:
 - Clerk-Treasurer
 - Department heads
 7. Request approval of the Allowance of Accounts Payable Vouchers 64794 through 65036 totaling \$839,040.69 which includes interfund transfers of \$624,246.23. (separate attachment)
 8. Other new business.

NEXT MEETING

The next Common Council meeting is Monday, October 2.

ADJOURNMENT

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.

September 5, 2023

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 Richard M. Hickman presiding. Council Members Gary L. Crum, Kathleen G. Armstrong, David B. Martin, and Jerold D. McDermid answered roll. Council member David A. Olson 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 Jennifer Barclay, Chief of Police Ken Whitmire, Fire Chief Doug Call, Park Superintendent Matt Hanna, Street Commissioner Chad Ritter, Water Superintendent Tom Selman, Assistant Wastewater Superintendent Corey Ritter, and Human Resources Director Sue Essman.

Also, among those present were David Roe, Randy Coffey, Ken Wilson, Oksana Kotkina, and Beth Swary of WLKI.

APPROVAL OF THE MINUTES

Council Member McDermid moved to approve the August 21, 2023 minutes. Council Member Crum seconded the motion. The motion carried 4-0.

UNFINISHED BUSINESS

Ordinance No. 1738-2023, AN ORDINANCE FIXING THE COMPENSATION OF ELECTED OFFICIALS OF THE CITY OF ANGOLA, INDIANA FOR THE YEAR 2024, was read by title and presented to Council on third and final reading. Council Member Martin moved to approve. Council Member Armstrong seconded the motion. The motion carried 4-0.

NEW BUSINESS

Ordinance No. 1739-2023, AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF ANGOLA, STEUBEN COUNTY, INDIANA, DESIGNATING AN AREA AS AN ECONOMIC DEVELOPMENT TARGET AREA FOR PURPOSES OF MAKING SAID AREA ELIGIBLE FOR DEDUCTION FROM ASSESSED VALUATION FOR THE REDEVELOPMENT OR REHABILITATION OF REAL ESTATE (Terrace Place Apartments), was read by title and present to Council for first reading. Council Member Martin moved to approve. Council Member Armstrong seconded the motion. The motion carried 4-0.

Resolution No. 2023-853, A DECLARATORY RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF ANGOLA, STEUBEN COUNTY, INDIANA, DECLARING AN AREA AS AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF MAKING SAID AREA ELIGIBLE FOR DEDUCTION FROM

ASSESSED VALUATION FOR THE REDEVELOPMENT OR REHABILITATION OF REAL ESTATE (Terrace Place Apartments), was read by title and presented to Council for approval. Council Member Martin moved to approve. Council Member Crum seconded the motion. The motion carried 4-0.

Mayor Hickman presented the 2024 Budget. A budget work session was scheduled for Monday September 11 6:30 p.m. at City Hall

Clerk-Treasurer Herbert presented the 2023 Budget Management Report which is presented annually in conjunction with the budget presentation. The report give historical, current, and projected financial information for the city governmental funds.

DEPARTMENT HEAD REPORTS

Park Superintendent Matt Hanna wanted to remind everyone that the public meeting regarding the Parks Department five-year plan will be held tomorrow, September 6th 10:00 a.m. at Commons Hall.

APPROVAL OF ACCOUNTS PAYABLE VOUCHERS

Council Member McDermid moved to approve the Allowance of Accounts Payable Vouchers 64567 through 64793 totaling \$925,140.63. Council Member Crum seconded the motion. The motion carried 4-0.

ADJOURNMENT

There being no further business, the meeting was considered adjourned at 7:17 p.m.

Richard M. Hickman, Mayor
Presiding Officer

Attest:

Ryan P. Herbert, Clerk-Treasurer

September 11, 2023

The special meeting of the Common Council of the City of Angola, Indiana was called to order at 6:30 p.m. at City Hall, 210 North Public Square with Mayor Richard M. Hickman presiding. Council Members Gary L. Crum, David A. Olson Kathleen G. Armstrong, David B. Martin, 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 Jennifer Barclay, Chief of Police Ken Whitmire, Fire Chief Doug Call, Park Superintendent Matt Hanna, Street Commissioner Chad Ritter, Wastewater Superintendent Jeff Gaff, and Human Resources Director Sue Essman.

Also present was Randy Coffey.

The purpose of this meeting was a budget work session for the 2024 Budget. Mayor Hickman tabbed through the recommended budget page by page for each department allowing for questions and comments. No action was taken by Council.

ADJOURNMENT

There being no further business, the meeting was considered adjourned at 7:06 p.m.

Richard M. Hickman, Mayor
Presiding Officer

Attest:

Ryan P. Herbert, Clerk-Treasurer

AUGUST 7, 2023

The regular meeting of the Board of Public Works and Safety of the City of Angola, Indiana was called to order by Chair Richard M. Hickman at 6:40 p.m. City Hall, 210 N Public Square. Members Richard M. Hickman, David B. Martin, and David A. Olson answered roll call. No member was absent. Deputy Clerk Stephanie Dean recorded the minutes.

Among those present were City Attorney Kim Shoup, City Engineer Amanda Cope, Chief of Police Ken Whitmire, Park Superintendent Matt Hanna, Wastewater Superintendent Jeff Gaff, Water Superintendent Tom Selman, Fire Chief Doug Call, and Economic Development and Planning Director Jennifer Barclay.

Also, among those present were Jennifer Sharkey, David Roe, Lee Sauer, John Longenecker, Beth Swary of WLKI, and Caitlynn Shipe of The Herald Republican.

APPROVAL OF MINUTES

Member Martin moved to approve the July 5, 2023 Minutes. Member Olson seconded the motion. The motion carried 3-0.

ORDER OF BUSINESS

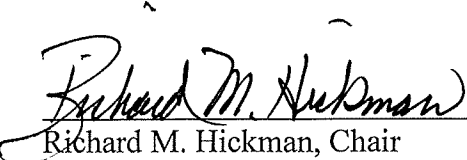
Member Martin moved to approve Lee Sauer of 215 West Prospect Street to remove the sign regarding appeal of weed violation notice. Member Olson seconded the motion. The motion carried 3-0.

Member Martin moved to approve the Sanitary Force Main Extension Contract between the City of Angola and Developer. Member Olson seconded the motion. The motion carried 3-0.

Member Martin moved to appoint Michael S. M. Masbaum to the Angola Fire Department as a Firefighter with the start date of August 20, 2023. Member Olson seconded the motion. The motion carried 3-0.

ADJOURNMENT

There being no further business, the meeting was considered adjourned at 6:45 p.m.


Richard M. Hickman, Chair

Attest:



Ryan P. Herbert, Clerk-Treasurer

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF ANGOLA,
STEUBEN COUNTY, INDIANA, DESIGNATING AN AREA AS AN ECONOMIC
DEVELOPMENT TARGET AREA FOR PURPOSES OF MAKING SAID AREA
ELIGIBLE FOR DEDUCTION FROM ASSESSED VALUATION FOR THE
REDEVELOPMENT OR REHABILITATION OF REAL ESTATE**

(Terrace Place Apartments, LLC located along Terrace Blvd. 1,200 lineal feet north of
W. Maumee St.; Parcel ID 760628240109000012)

WHEREAS, the Common Council (the “Council”) of the City of Angola, Indiana (the “City”), is empowered to designate pursuant to I.C. §6-1.1-12.1 *et. seq.* (the “Act”) certain areas within its jurisdiction which have become undesirable for, or impossible of, normal development and occupancy because of lack of improvements or character of occupancy, age obsolescence, substandard buildings, or other factors which have impaired values or prevented a normal development of property or use of property, as an Economic Revitalization Area and Economic Development Target Area for purposes of granting deductions from assessed valuation; and

WHEREAS, Terrace Place Apartments, LLC (the “Applicant”) proposes to initiate the redevelopment or rehabilitation (each as defined by the Act) of the real estate described on Exhibit “A” attached hereto and incorporated herein (the “Real Estate”), and has filed with the Council the Statement of Benefits Real Estate Improvements/Form SB-1/Real Property (the “Statement of Benefits”) attached hereto as Exhibit “B” and incorporated herein, describing the redevelopment or rehabilitation of the Real Estate the Applicant intends to initiate; and

WHEREAS, the Statement of Benefits includes the Applicant’s estimates of the number of individuals who will be employed or whose employment will be retained by the Applicant as a result of the initiation of the redevelopment or rehabilitation of the Real Estate, an estimate of the annual salaries of those individuals, and an estimate of the value of the redevelopment or rehabilitation of the Real Estate; and

WHEREAS, the Applicant has requested the Council to declare the Real Estate as an Economic Revitalization Area (an “ERA”) and designate the same as an Economic Development Target Area (an “EDTA”), to review the Statement of Benefits and determine whether a deduction from the assessed value of that redevelopment or rehabilitation should be allowed, and if so, establish the number of years and the amount of that deduction; and

WHEREAS, the City of Angola Economic Development Commission (the “Commission”), pursuant to the authority granted by Section 7 of the Act, and in furtherance of the economic development of the City, has adopted its Resolution recommending that the Council designate the Real Estate as an EDTA in accordance with, and as set forth by, the Act; and

ORDINANCE NO. 1739-2023

WHEREAS, the Council desires to accept the recommendation of the Commission and declare the Real Estate as an EDTA.

BE IT THEREFORE ORDAINED BY THE COMMON COUNCIL OF THE CITY OF ANGOLA, STEUBEN COUNTY, INDIANA, THAT:

Section 1. Based upon the findings and recommendations of the Commission, which findings and recommendations are incorporated herein, the Council makes the following findings:

- a. The Real Estate has become undesirable for, or impossible of, normal development and occupancy because of lack of improvements or character of occupancy, age obsolescence, substandard buildings, or other factors that have impaired values or prevent a normal development of property or use of property.
- b. That the Real Estate, when added to all other areas of the City hereto before designated as Economic Development Target Areas under the Act, does not exceed fifteen percent (15%) of the total geographic territory of the City.

Section 2. The findings and favorable recommendation of the Commission is hereby accepted and the Real Estate should be and is hereby declared to be an EDTA.

Section 3. No part of this Ordinance shall be interpreted to conflict with any local, state or federal laws, and all reasonable efforts should be made to harmonize same. Should any section or part thereof of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole, or any other portion thereof other than that portion so declared to be invalid, and for this purpose the provisions of this Ordinance are hereby declared to be severable.

Section 4. This Ordinance shall be effective upon passage.

ORDINANCE NO. 1739-2023

PASSED AND ADOPTED by the Common Council of the City of Angola, Indiana,
on the ____ day of _____ 2023 by the vote of _____ ayes and ____ nays.

Richard M. Hickman, Mayor
Presiding Officer

Attest:

Ryan P. 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 _____ 2023.

Ryan P. Herbert, Clerk-Treasurer

This ordinance signed and approved by me, the Mayor of the City of Angola,
Indiana this ____ day of September 2023.

Richard M. Hickman, Mayor

ORDINANCE NO. 1739-2023

**EXHIBIT
“A”
REAL ESTATE DESCRIPTION**

Parcel ID Number: 760628240109000012
Deeded Owner: Terrace Place Apartments LLC
319 Pokagon Trail Suite A, Angola, IN 46703
Sec/Twp/Rng: 28/37/13
ANGOLA CORP
Brief Tax Description: W PT E1/2 NW1/4 SEC 28 7.655A
Steuben County
Township: Pleasant
State District: 012 Angola City
City of Angola Zoning District: High Density Multiple-Family Residential (R5) District



EXHIBIT "B"
APPLICANT'S STATEMENT OF BENEFITS



**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R7 / 1-21)

Prescribed by the Department of Local Government Finance

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☒ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the county auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between January 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the county auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

20 <u>23</u> PAY 20 <u>24</u>
FORM SB-1 / Real Property
PRIVACY NOTICE
Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer Terrace Place Apartments LLC					
Address of taxpayer (number and street, city, state, and ZIP code) 319 Pokagon Trail Ste A					
Name of contact person Kenneth Wilson			Telephone number (260) 905-9510	E-mail address ken@jici.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body City of Angola					Resolution number
Location of property 400 N Terrace Blvd Angola, IN 46703			County Steuben	DLGF taxing district number 76012	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) 61 Units of Housing for the Angola and Steuben County Market.					Estimated start date (month, day, year) 09/01/2023
					Estimated completion date (month, day, year) 08/01/2024
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current Number 0.00	Salaries \$0.00	Number Retained 0.00	Salaries \$0.00	Number Additional 0.00	Salaries \$0.00
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values					
Plus estimated values of proposed project		9,200,000.00			
Less values of any property being replaced					
Net estimated values upon completion of project		9,200,000.00			
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) _____			Estimated hazardous waste converted (pounds) _____		
Other benefits This market rate housing project will help the City fill some of the need of housing units in Angola and Steuben County. This project should bring the City closer to the numbers needed that will have a positive impact on population both now and into the future. This project meets several needs that the community has and follows a similar design to prior housing project incentives in the City of Angola.					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative 				Date signed (month, day, year) 7/31/2024	
Printed name of authorized representative Kenneth Wilson				Title Member	

FWW
TERENCE PLACE

FOR USE OF THE DESIGNATING BODY		
We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:		
A. The designated area has been limited to a period of time not to exceed _____ calendar years* (see below). The date this designation expires is _____. <i>NOTE: This question addresses whether the resolution contains an expiration date for the designated area.</i>		
B. The type of deduction that is allowed in the designated area is limited to: 1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No 2. Residentially distressed areas ☐ Yes ☐ No		
C. The amount of the deduction applicable is limited to \$ _____.		
D. Other limitations or conditions (specify) _____		
E. Number of years allowed: ☐ Year 1 ☐ Year 6 ☐ Year 2 ☐ Year 7 ☐ Year 3 ☐ Year 8 ☐ Year 4 ☐ Year 9 ☐ Year 5 (* see below) ☐ Year 10		
F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? ☐ Yes ☐ No If yes, attach a copy of the abatement schedule to this form. If no, the designating body is required to establish an abatement schedule before the deduction can be determined.		
We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.		
Approved (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by (signature and title of attester)	Printed name of attester	
* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17. A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. Except as provided in IC 6-1.1-12.1-18, the deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.) B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.) IC 6-1.1-12.1-17 Abatement schedules Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors: (1) The total amount of the taxpayer's investment in real and personal property. (2) The number of new full-time equivalent jobs created. (3) The average wage of the new employees compared to the state minimum wage. (4) The infrastructure requirements for the taxpayer's investment. (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. Except as provided in IC 6-1.1-12.1-18, an abatement schedule may not exceed ten (10) years. (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.		

KWW
Terrace Place

A CONFIRMATORY RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF ANGOLA, STEUBEN COUNTY, INDIANA, DECLARING AN AREA AS AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF MAKING SAID AREA ELIGIBLE FOR DEDUCTION FROM ASSESSED VALUATION FOR THE REDEVELOPMENT OR REHABILITATION OF REAL ESTATE

(Terrace Place Apartments, LLC located along Terrace Blvd. 1,200 lineal feet north of W. Maumee St.; Parcel ID 760628240109000012)

WHEREAS, the Common Council (the “Council”) of the City of Angola, Indiana (the “City”), is empowered to designate pursuant to I.C. §6-1.1-12.1 *et. seq.* (the “Act”) certain areas within its jurisdiction which have become undesirable for, or impossible of, normal development and occupancy because of lack of improvements or character of occupancy, age obsolescence, substandard buildings, or other factors which have impaired values or prevented a normal development of property or use of property, as an Economic Revitalization Area and Economic Development Target Area for purposes of granting deductions from assessed valuation; and

WHEREAS, Terrace Place Apartments, LLC, an Indiana limited liability company (the “Applicant”) proposes to initiate the redevelopment or rehabilitation (each as defined by the Act) of the real estate described on Exhibit “A” attached hereto and incorporated herein (the “Real Estate”), and has filed with the Council the Statement of Benefits Real Estate Improvements/Form SB-1/Real Property (the “Statement of Benefits”) attached hereto as Exhibit “B” and incorporated herein, describing the redevelopment or rehabilitation of the Real Estate the Applicant intends to initiate; and

WHEREAS, the Statement of Benefits includes the Applicant’s estimates of the number of individuals who will be employed or whose employment will be retained by the Applicant as a result of the initiation of the redevelopment or rehabilitation of the Real Estate, an estimate of the annual salaries of those individuals, and an estimate of the value of the redevelopment or rehabilitation of the Real Estate; and

WHEREAS, the Applicant has requested the Council to declare the Real Estate as an Economic Revitalization Area (ERA) and designate the same as an Economic Development Target Area (EDTA), to review the Statement of Benefits and determine whether a deduction from the assessed value of that redevelopment or rehabilitation should be allowed, and if so, establish the number of years and the amount of that deduction; and

WHEREAS, the City of Angola Economic Development Commission, pursuant to the authority granted by Section 7 of the Act, and in furtherance of the economic development of the City, has made a favorable recommendation that the Council designate the Real Estate as an Economic Development Target Area in accordance with, and as set forth by, the Act; and

RESOLUTION NO. 2023-854

WHEREAS, the Council has hereto before designated the Real Estate as an Economic Development Target Area (EDTA) pursuant to the Act and Ordinance 1739-2023; and

WHEREAS, the Council has hereto before found pursuant to the Act and Resolution No. 2023-853 (the “ERA Declaratory Resolution”), that the Real Estate is an ERA and has initially established the number of years and the amount of that deduction; and

WHEREAS, the Council desires to promote and support the growth and prosperity of entities and employment within the City through prudent and proper use of the economic development tools available, including those provided for in the Act; and

WHEREAS, notice of a public hearing was published in the Herald Republican on September 7, 2023, pursuant to the Act and I.C. §5-3-1 and the required notice and information was provided to all taxing unit with authority to fix budgets, tax rates, and tax levies in the geographical area of where the ERA is located, along with a statement containing substantially the same information as the Statement of Benefits filed by the Applicant; and

WHEREAS, the Council, after conducting a public hearing on this matter, has given careful consideration to all comments and views expressed and written evidence presented regarding the actions described herein, desires to confirm the ERA Declaratory Resolution and, by separate ordinance, designate the Real Estate as an Economic Development Target Area.

BE IT THEREFORE RESOLVED BY THE COMMON COUNCIL OF THE CITY OF ANGOLA, STEUBEN COUNTY, INDIANA, THAT:

Section 1. By adoption of this Confirmatory Resolution, the Council does ratify and confirm the ERA Declaratory Resolution in all respects, including those findings made therein, and the designation therein of the Real Estate as an ERA as the term is defined and intended in the Act. Said designation shall be until the Council adopts a resolution terminating said designation. This time limitation is established pursuant to Section 2(i)(1) of the Act. The type of deduction that is allowed within the ERA shall be limited to the redevelopment or rehabilitation of the Real Estate. This limitation on the type of deduction(s) allowed is established pursuant to Section 2(i)(2) of the Act.

Section 2. Based on the information provided in the Statement of Benefits submitted by the Applicant, including: (i) the total amount of the Applicant’s investment in real and personal property; (ii) the number of new full-time equivalent jobs created; (iii) the average wage of the new employees compared to the state minimum wage; and (iv) the infrastructure requirements for the Applicant’s investment, the length of any deduction from assessed valuation for the redevelopment or rehabilitation of the Real Estate shall be for a period of ten (10) years. This time limitation is established pursuant

RESOLUTION NO. 2023-854

to Sections 3(c) and 17 of the Act.

Section 3. Based on the information provided in the Statement of Benefits submitted by the Applicant, including: (i) the total amount of the Applicant's investment in real and personal property; (ii) the number of new full-time equivalent jobs created; (iii) the average wage of the new employees compared to the state minimum wage; and (iv) the infrastructure requirements for the Applicant's investment, the abatement schedule (including the percentage amount of the deduction for each year of the deduction) to be used in calculating the deduction applicable to the redevelopment or rehabilitation of the Real Estate shall be as follows:

Year of Deduction	Percentage
1 st	100%
2 nd	100%
3 rd	90%
4 th	80%
5 th	70%
6 th	60%
7 th	50%
8 th	40%
9 th	30%
10 th	20%

This abatement schedule is established pursuant to Sections 3(c) and 17 of the Act.

Section 4. The amount of deduction applicable to the redevelopment or rehabilitation of the Real Estate pursuant to this Resolution shall be limited the amounts set forth in the approved Statement of Benefits. This limitation on the amount of the deduction is established pursuant to the ERA Designation Resolution and Section 2(i)(4) of the Act.

Section 5. The Applicant must provide the Steuben County Auditor, and the City, at the time of filing a deduction application, and updated each year in which a deduction is applicable, and at the times provided by the Act, information showing the extent to which the Applicant has been in compliance with the signed Statement of Benefits.

Section 6. No part of this Resolution shall be interpreted to conflict with any local, state or federal laws, and all reasonable efforts should be made to harmonize same. Should any section or part thereof of this Resolution be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Resolution as a whole, or any other portion thereof other than that portion so declared to be invalid, and for this purpose the provisions of this Resolution are hereby declared to be severable.

Section 7. This Resolution shall be effective upon passage.

RESOLUTION NO. 2023-854

PASSED AND ADOPTED by the Common Council of the City of Angola, Steuben County, Indiana this ____ day of September 2023.

Richard M. Hickman, Mayor and Presiding Officer

Attest:

Ryan Herbert, Clerk-Treasurer

This resolution 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 _____ 2023.

Ryan Herbert, Clerk-Treasurer

This resolution signed and approved by me, the Mayor of the City of Angola, Indiana this ____ day of _____ 2023.

Richard M. Hickman, Mayor

RESOLUTION NO. 2023-854

EXHIBIT "A"
REAL ESTATE DESCRIPTION

Parcel ID Number: 760628240109000012
Deeded Owner: Terrace Place Apartments LLC
319 Pokagon Trail Suite A, Angola, IN 46703
Sec/Twp/Rng: 28/37/13
ANGOLA CORP
Brief Tax Description: W PT E1/2 NW1/4 SEC 28 7.655A
Steuben County
Township: Pleasant
State District: 012 Angola City
City of Angola Zoning District: High Density Multiple-Family Residential (R5) District



EXHIBIT "B" APPLICANT'S STATEMENT OF BENEFITS



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R7 / 1-21)

Prescribed by the Department of Local Government Finance

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☒ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
3. To obtain a deduction, a Form 322/RE must be filed with the county auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between January 1 and May 10 of a subsequent year.
4. A property owner who files for the deduction must provide the county auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
5. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

20 <u>23</u> PAY 20 <u>24</u>
FORM SB-1 / Real Property
PRIVACY NOTICE
Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer Terrace Place Apartments LLC					
Address of taxpayer (number and street, city, state, and ZIP code) 319 Pokagon Trail Ste A					
Name of contact person Kenneth Wilson			Telephone number (260) 905-9510	E-mail address ken@jici.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body City of Angola				Resolution number	
Location of property 400 N Terrace Blvd Angola, IN 46703			County Steuben	DLGF taxing district number 76012	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) 61 Units of Housing for the Angola and Steuben County Market.				Estimated start date (month, day, year) 09/01/2023	
				Estimated completion date (month, day, year) 08/01/2024	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current Number 0.00	Salaries \$0.00	Number Retained 0.00	Salaries \$0.00	Number Additional 0.00	Salaries \$0.00
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
REAL ESTATE IMPROVEMENTS					
			COST	ASSESSED VALUE	
Current values					
Plus estimated values of proposed project			9,200,000.00		
Less values of any property being replaced					
Net estimated values upon completion of project			9,200,000.00		
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) _____			Estimated hazardous waste converted (pounds) _____		
Other benefits This market rate housing project will help the City fill some of the need of housing units in Angola and Steuben County. This project should bring the City closer to the numbers needed that will have a positive impact on population both now and into the future. This project meets several needs that the community has and follows a similar design to prior housing project incentives in the City of Angola.					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative 				Date signed (month, day, year) 7/31/2024	
Printed name of authorized representative Kenneth Wilson				Title Member	

Page 1 of 2

FWW
Terrace Place

RESOLUTION NO. 2023-XXX

FOR USE OF THE DESIGNATING BODY		
We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:		
A. The designated area has been limited to a period of time not to exceed _____ calendar years* (see below). The date this designation expires is _____. <i>NOTE: This question addresses whether the resolution contains an expiration date for the designated area.</i>		
B. The type of deduction that is allowed in the designated area is limited to: 1. Redevelopment or rehabilitation of real estate improvements 2. Residentially distressed areas ☐ Yes ☐ No ☐ Yes ☐ No		
C. The amount of the deduction applicable is limited to \$ _____.		
D. Other limitations or conditions (specify): _____		
E. Number of years allowed: ☐ Year 1 ☐ Year 6 ☐ Year 2 ☐ Year 7 ☐ Year 3 ☐ Year 8 ☐ Year 4 ☐ Year 9 ☐ Year 5 (* see below) ☐ Year 10		
F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? ☐ Yes ☐ No If yes, attach a copy of the abatement schedule to this form. If no, the designating body is required to establish an abatement schedule before the deduction can be determined.		
We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.		
Approved (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by (signature and title of attester)	Printed name of attester	
* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.		
A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. Except as provided in IC 6-1.1-12.1-18, the deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)		
B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)		
IC 6-1.1-12.1-17 Abatement schedules Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors: (1) The total amount of the taxpayer's investment in real and personal property. (2) The number of new full-time equivalent jobs created. (3) The average wage of the new employees compared to the state minimum wage. (4) The infrastructure requirements for the taxpayer's investment. (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. Except as provided in IC 6-1.1-12.1-18, an abatement schedule may not exceed ten (10) years. (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.		

KWW
TALLADEGA PLACE



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

September 12, 2023

Primco Smith Road LLC
13832 Liberty Mills Rd
Fort Wayne, IN 46814

RE: Speedway Professional Park (Parcel #760602000031000011)

Mr. Fredrick,

Thank you for attending last night's meeting. As you are aware at the September 11, 2023 Angola Plan Commission meeting the Board unanimously *conditionally approved* the primary plat for the property at 3420 N State Road 127 Angola, Indiana. The board made several findings of fact. The board made the following condition(s):

1. Prior to signatures on the primary plat, the Angola Common Council grant approval to rezone Lot 1 to C2: Medium to Large General Commercial District.
2. All routing comments are adequately addressed determined by staff.

The rezone ordinance has been placed on the Monday, September 18, 2023 City Council Agenda. The meeting is at 7 PM on the 2nd Floor of City Hall, 210 N Public Square. Once the rezone ordinance is approved the final primary plat may be submitted for signatures.

Thank you,

Brett Steele, *Planner*
Economic Development and Planning Department

Cc: Wayne Richardson

ORDINANCE NO. 1740-2023

**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 4.632-acres of land to Medium to Large General Commercial (C2) District. The property includes Speedway Professional Park as part of Parcel ID 760602000031000011 located on SR-127.

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 June 12, 2023 held a legally advertised Public Hearing; and

WHEREAS, the City of Angola Plan Commission, on June 12, 2023, 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 4.632-acre parcel located on SR-127. The legal description is attached hereto as Exhibit A.

The aforementioned tract of land shall officially be changed to the Medium to Large General Commercial (C2) 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. 1740-2023

PASSED AND ADOPTED by the Common Council of the City of Angola, Indiana, this _____ day of _____, 2023.

Richard M. Hickman, 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 _____ 2023.

Ryan Herbert, Clerk-Treasurer

This ordinance signed and approved by me, the Mayor of the City of Angola, Indiana this _____ day of _____ 2023.

Richard M. Hickman, Mayor

Exhibit A

Parcel ID 760602000031000011

RECORD LEGAL DESCRIPTION

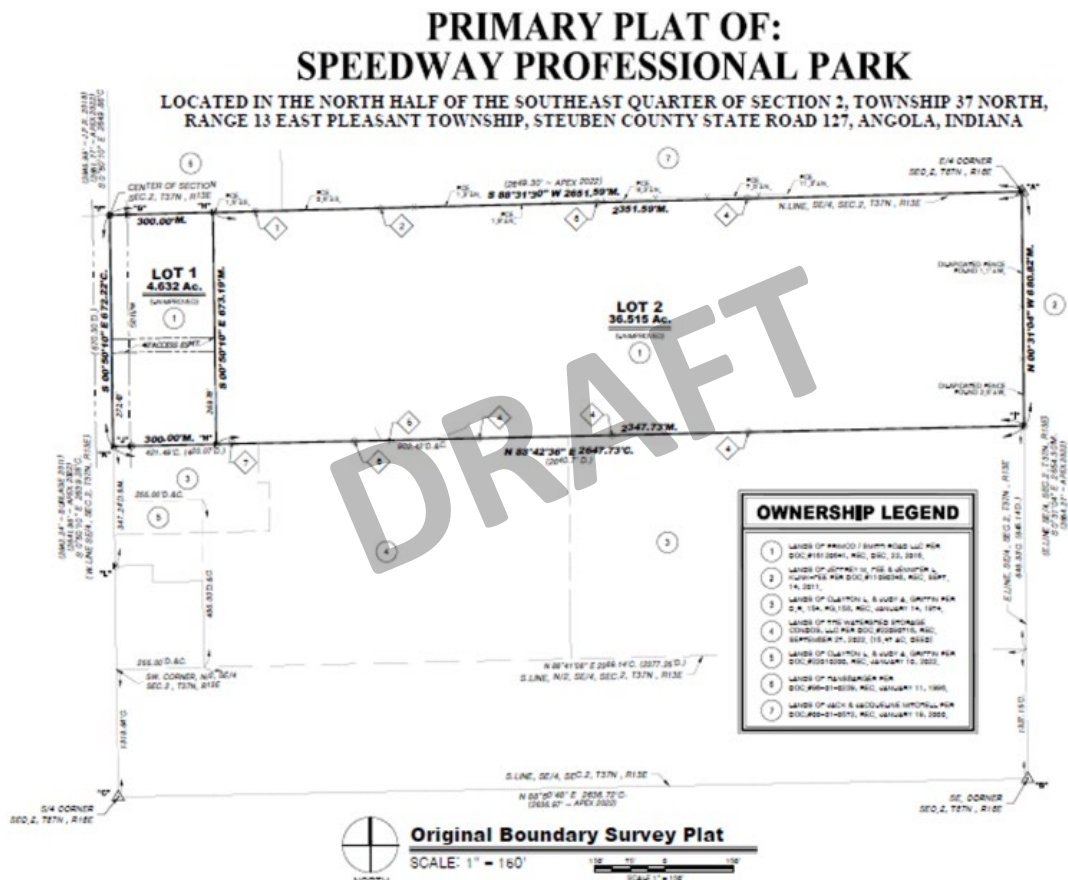
THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 13 EAST, STEUBEN COUNTY, INDIANA, EXCEPTING A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 13 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 2, AND BEING THE TRUE POINT OF BEGINNING; THENCE RUNNING EAST ON THE QUARTER QUARTER SECTION LINE (CALLED THE EIGHTH LINE) A DISTANCE OF 255.0 FEET; THENCE NORTH 486.0 FEET PARALLEL WITH THE NORTH AND SOUTH QUARTER SECTION LINE RUNNING THRU SAID SECTION 2; THENCE WEST PARALLEL WITH THE EIGHTH, OR QUARTER QUARTER, SECTION LINE, 255.0 FEET; THENCE SOUTH 486.0 FEET ON THE QUARTER SECTION LINE BACK TO THE TRUE POINT OF BEGINNING, SAID TRACT OF LAND BEING SUBJECT TO ONE-HALF OR 50 FEET OFF THE WEST SIDE OF THE ABOVE DESCRIBED PURPOSES ONLY. ALSO, EXCEPTING THE FOLLOWING DESCRIBED REAL ESTATE, TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE NORTH 0°44'58" EAST, 646.14 FEET; THENCE SOUTH 89°24'29" WEST, 2640.7 FEET TO THE QUARTER SECTION LINE; THENCE SOUTH 160 FEET ALONG THE QUARTER SECTION LINE (CENTERLINE OF OLD U.S. HIGHWAY 27); THENCE NORTH 89°24'29" EAST, 255 FEET; THENCE SOUTH 486 FEET TO THE QUARTER, QUARTER SECTION LINE; THENCE NORTH 89°24'29" EAST, 2377.25 FEET TO THE POINT OF BEGINNING.

Further subdivided Speedway Professional Park, Lot 1

Exhibit B



**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF
ANGOLA, INDIANA ADOPTING A WRITTEN FISCAL PLAN AND
DEFINITE POLICY FOR THE ANNEXATION OF CERTAIN
TERRITORY CONTIGUOUS TO THE CITY OF ANGOLA, INDIANA**

JAMES DONALD WISE, SR. REVOCABLE TRUST

WHEREAS, on August 21, 2023, the City of Angola Common Council (the "Common Council") was presented with a certain Petition for Annexation into the City of Angola, Indiana (the "Petition"), executed by one hundred percent (100%) of the owners of certain parcels of real property contiguous to but outside the corporate boundaries of the City of Angola (the "City"), the legal description of which is attached hereto as Exhibit "A" and a map of said parcels being attached hereto as Exhibit "B" (the "Annexation Area"); and

WHEREAS, pursuant to the Petition, the property owners voluntarily petitioned for the annexation of the Annexation Area into the City; and

WHEREAS, in accordance with the Petition, the City desires to annex the Annexation Area into the corporate boundaries of the City, said annexation being of benefit and use for the City; and

WHEREAS, Indiana Code §36-4-3-3.1 requires that the Common Council develop and adopt by resolution a written fiscal plan and establish a definite policy for the provision of services to the Annexation Area that meets the requirements set forth in I.C. §36-4-3-13; and

WHEREAS, the City has developed the fiscal plan (the "Fiscal Plan") and established a definite policy for the provision of services to the Annexation Area, which Fiscal Plan is attached hereto as Exhibit "C"; and

WHEREAS, the Fiscal Plan complies with the requirements of Indiana law in that it shows: (i) the cost estimates of planned services to be furnished to the Annexation Area, itemized for each municipal department or agency; (ii) the method or methods of financing the planned services, together with an explanation of how specific and detailed expenses will be funded, indicating the taxes, grants and other funding to be used; and (iii) the plan for the organization and extension of services, detailing the specific services that will be provided and the dates the services will begin; and

WHEREAS, the Fiscal Plan complies with the requirements of Indiana law to provide services of a noncapital nature (including police protection, fire protection, street and road maintenance, and other noncapital services normally provided within the corporate boundaries of the City) to the Annexation Area within one (1) year after the effective date of the annexation in a manner equivalent in standard and scope to those noncapital services provided to areas within the current corporate boundaries, regardless of similar topography, patterns of land use, and population density; and

WHEREAS, the Fiscal Plan complies with the requirements of Indiana law to provide for the provision of services of a capital nature (including street construction, street lighting, sewer facilities, water facilities and stormwater drainage facilities) to the Annexation Area within three (3) years after the effective date of the annexation in the same manner those services are provided to areas within the corporate boundaries, regardless of similar topography, patterns of land use, and population density in a manner consistent with federal, state and local laws, procedures, and planning criteria; and

WHEREAS, the Fiscal Plan complies with the requirements of Indiana law to provide for the estimated effect of the proposed annexation, for four (4) years after its effective date, on: (1) municipal finances and tax revenues; (2) taxpayers in each of the political subdivisions to which the proposed annexation applies; and, (3) all other political subdivisions in the county; and

WHEREAS, the Fiscal Plan complies with the requirements of Indiana law to provide a list of all parcels of property in the annexation territory and certain information related thereto.

THEREFORE BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF ANGOLA, INDIANA AS FOLLOWS:

Section 1. The above recitals are incorporated herein by reference and shall be deemed part of the Fiscal Plan and definite policy. As required by Indiana Code the Common Council hereby adopts and approves the Fiscal Plan for the Annexation Area. A copy of the Fiscal Plan is attached hereto and incorporated herein as Exhibit "C".

Section 2. The Common Council now reiterates and confirms that it is the policy of the City that each and every governmental service now and hereafter provided to the property and citizens within the corporate limits of the City, and specifically those services enumerated and categorized in Indiana Code §36-4-3-13(d), are either now provided to the property and citizens within the Annexation Area, or where that is not the situation, can and shall be provided as set forth in the Fiscal Plan.

Section 3. This Resolution shall be effective and in full force and effect from and after its date of passage.

[SIGNATURE PAGE FOLLOWS]

PASSED AND ADOPTED by the Common Council of the City of Angola, Steuben County, Indiana this 18th day of September, 2023.

Richard M. Hickman, Mayor and Presiding Officer

Attest:

Ryan Herbert, Clerk-Treasurer

This resolution presented by me, the Clerk-Treasurer of the City of Angola, Indiana to the Mayor at the hour of _____ a.m./p.m. this 18th day of September, 2023.

Ryan Herbert, Clerk-Treasurer

This resolution signed and approved by me, the Mayor of the City of Angola, Indiana this 18th day of September, 2023.

Richard M. Hickman, Mayor

3CL5834

EXHIBIT "A"

LEGAL DESCRIPTION OF ANNEXATION AREA

A PART OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 13 EAST, PLEASANT CIVIL TOWNSHIP, STEUBEN COUNTY, INDIANA, WITH REMAINDER MORE PARTICULARLY DESCRIBED AS FOLLOWS:

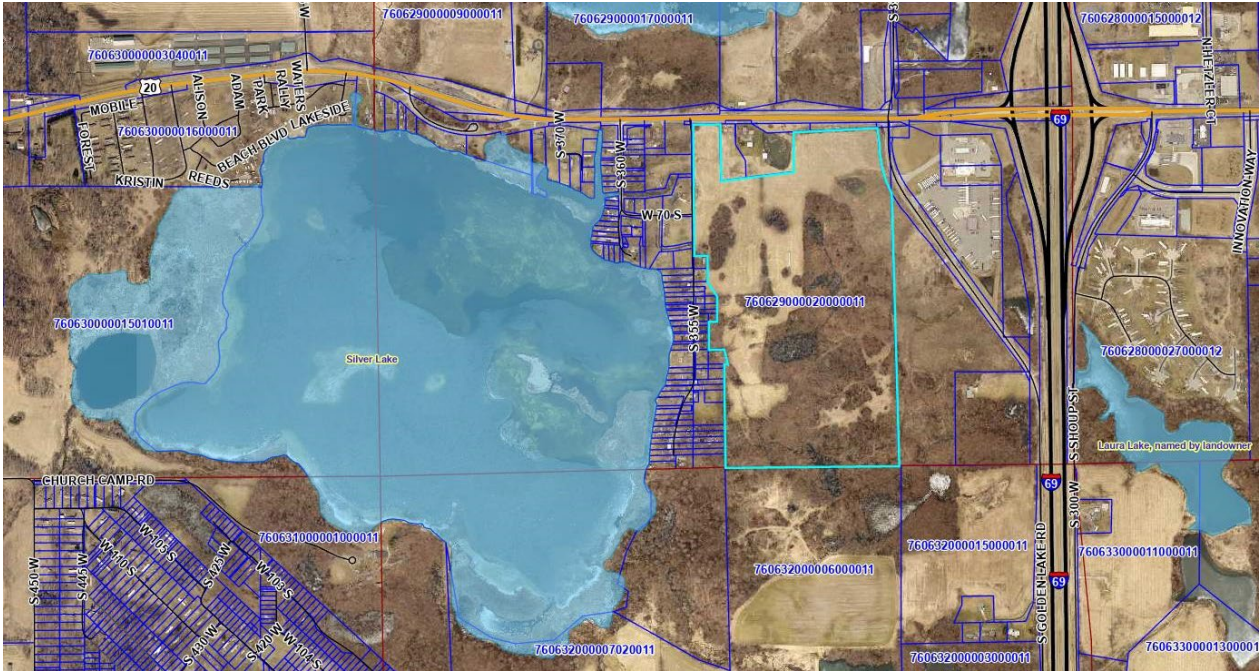
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 29; THENCE NORTH 00 DEGREES 31 MINUTES 45 SECONDS WEST (BEARINGS BASED UPON THE INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83) ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 782.81 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 41 SECONDS EAST 45.12 FEET; THENCE NORTH 15 DEGREES 24 MINUTES 40 SECONDS WEST 117.10 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 09 SECONDS WEST 119.77 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 11 SECONDS WEST 212.15 FEET; THENCE NORTH 89 DEGREES 20 MINUTES 02 SECONDS EAST 61.23 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 36 SECONDS WEST 186.63 FEET; THENCE NORTH 27 DEGREES 04 MINUTES 30 SECONDS WEST 129.15 FEET; THENCE NORTH 01 DEGREES 22 MINUTES 50 SECONDS WEST 199.26 FEET; THENCE SOUTH 88 DEGREES 29 MINUTES 22 SECONDS WEST 98.58 FEET; THENCE NORTH 00 DEGREES 31 MINUTES 52 SECONDS WEST 987.93 FEET TO A POINT ON THE SOUTHERLY RIGHTS OF WAYS OF US HIGHWAY 20; THENCE NORTH 89 DEGREES 28 MINUTES 08 SECONDS EAST 203.53 FEET ALONG SAID RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF 'DOWNEY'S MINOR PLAT'; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 428.14 FEET TO THE SOUTHWEST CORNER OF SAID MINOR PLAT; THENCE NORTH 83 DEGREES 05 MINUTES 12 SECONDS EAST 653.07 FEET ALONG THE SOUTH LINE OF SAID MINOR PLAT TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 302.18 FEET TO THE SOUTHERLY RIGHT OF WAY OF US HIGHWAY 20 (DEED RECORD 227 PAGE 546), AT THE NORTHEAST CORNER OF SAID MINOR PLAT; THENCE NORTH 86 DEGREES 48 MINUTES 07 SECONDS EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 669.21 FEET TO THE WESTERLY RIGHT OF WAY LINE OF GOLDEN LAKE ROAD; THENCE SOUTH 07 DEGREES 03 MINUTES 39 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 116.44 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 456.52 FEET, ARC LENGTH 380.90 FEET WITH A CHORD BEARING SOUTH 13 DEGREES 34 MINUTES 48 SECONDS EAST 369.95 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 25 DEGREES 17

MINUTES 14 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 18.31 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE DEPARTING SAID WEST RIGHT OF WAY OF GOLDEN LAKE ROAD SOUTH 00 DEGREES 52 MINUTES 06 SECONDS EAST ON SAID EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER A DISTANCE OF 2070.18 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29: THENCE DEPARTING SAID EAST LINE SOUTH 89 DEGREES 21 MINUTES 32 SECONDS WEST ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29 A DISTANCE OF 1333.24 FEET BACK TO THE PLACE OF BEGINNING, CONTAINING 78.416 ACRES MORE OR LESS.

THIS LEGAL TAKEN FROM A SURVEY BY WALTER J. DAVID, REGISTERED LAND SURVEYOR, STATE OF INDIANA, DATED DECEMBER 5, 2020. SURVEY #120520-31.

EXHIBIT “B”
DEPICTION OF ANNEXATION AREA

Aerial view of Annexation Area



In relation with the current boundaries of the City of Angola, Indiana (below)

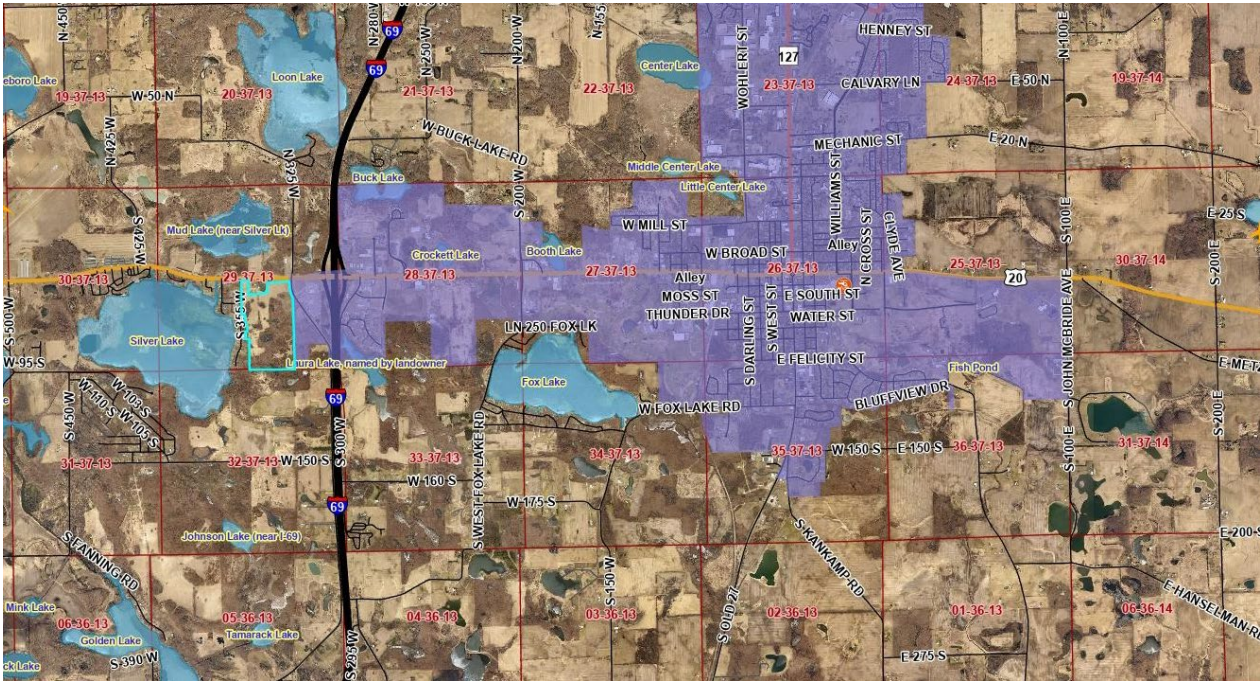


EXHIBIT “C”

Fiscal Plan for Annexation Area

**ANNEXATION FISCAL PLAN
FOR THE
CITY OF ANGOLA**

**Wise Annexation
September 6, 2023**

Prepared by:



TABLE OF CONTENTS

	<u>Page(s)</u>
Introduction	1 - 2
Section I Area Description	
A. Location, Area Size and Contiguity	3
B. Current Land Use	3
C. Zoning	3
D. Current Population	3
E. Real Property Assessed Valuation	3
Section II Non-Capital Services	
A. Cost of Services	4
B. Police Protection	4
C. Fire Protection	4 - 5
D. Street Maintenance	5
E. Trash Collection and Recycling	5
F. Storm Drainage	5
G. Parks	6
H. Building Safety Department	6
I. Governmental Administrative Services	6
Section III Capital Improvements	
A. Cost of Services	7
B. Water Service	7
C. Wastewater Service	7
D. Storm Water and Drainage	8
E. Street Construction	8
Section IV Fiscal Impact	9
Section V Assumed Indebtedness	10
Appendix I Estimated Assessed Value and Tax Rate Impact	11
Parcel List	12
Appendix II Map and Legal Description of Annexation Area	

INTRODUCTION

The following fiscal plan (the "Fiscal Plan") is for the proposed annexation of a parcel to the west of the existing corporate limits on the west side of Angola (the "Annexation Area"). The Annexation Area is adjacent to the City of Angola (the "City"). The requirements of the code mandate the development and adoption of a written fiscal plan and the establishment of a definite policy by resolution of the City Council. The Indiana Code 36-4-3-13(d) states that this fiscal plan must include and provide:

- 1) The cost estimates of planned services to be furnished to the territory to be annexed. The plan must present itemized estimated costs for each municipal department or agency;
- 2) The method or methods of financing the planned services. The plan must explain how specific and detailed expenses will be funded and must indicate the taxes, grants and other funding to be used;
- 3) The plan for the organization and extension of services. The plan must detail the specific services that will be provided and the dates the services will begin;
- 4) That planned services of a non-capital nature, including police protection, fire protection, street and road maintenance and other non-capital services normally provided within the corporate boundaries will be provided within one (1) year after the effective date of annexation and that they will be provided in a manner equivalent in standard and scope to those non-capital services provided in areas within the corporate boundaries regardless of similar topography, patterns of land use and population density;
- 5) That services of a capital improvement nature, including street construction, street lighting, sewer facilities, water facilities and storm water drainage facilities, will be provided to the annexed territory within three (3) years after the effective date of the annexation in the same manner as those services are provided to areas within the corporate boundaries, regardless of similar topography, patterns of land use and population density and in a manner consistent with federal, state and local laws, procedures and planning criteria;
- 6) The estimated effect of the proposed annexation on taxpayers in each of the political subdivisions to which the proposed annexation applies, including the expected tax rates, tax levies, expenditure levels, service levels and annual debt service payments in those political subdivisions for four (4) years after the effective date of the annexation;
- 7) The estimated effect the proposed annexation will have on municipal finances, specifically how municipal tax revenues will be affected by the annexation for four (4) years after the effective date of the annexation;

(Cont'd)

INTRODUCTION

- 8) Any estimated effects on political subdivisions in the county that are not part of the annexation and on taxpayers located in those political subdivisions for four (4) years after the effective date of the annexation; and
- 9) A list of all parcels of property in the annexation territory and the following information regarding each parcel:
 - (A) The name of the owner of the parcel.
 - (B) The parcel identification number.
 - (C) The most recent assessed value of the parcel.
 - (D) The existence of a known waiver of the right to remonstrate on the parcel.

This Fiscal Plan may include additional materials in connection with the foregoing. It was developed through the cooperative efforts of the City's various administrative offices and the City's financial advisors, Baker Tilly. This Fiscal Plan is the result of an analysis of the proposed Annexation Area.

The Annexation Area is contiguous to the City for the purposes of Indiana Code 36-4-3-1.5, and there is a written Fiscal Plan, herein provided, that has been approved by the City Council.

SECTION I

AREA DESCRIPTION

A. Location, Area Size and Contiguity

The proposed Annexation Area is located on the west side of the existing corporate boundaries on the west side of the City. A map and legal description of the area to be annexed has been included in attached Appendix II.

The Annexation Area is approximately 78 acres. The perimeter boundary of the Annexation Area is more than 25% contiguous to the existing corporate boundaries of the City.

B. Current Land Use

The Annexation Area consists of vacant agricultural land.

C. Zoning

Existing Zoning: Agriculture

Proposed Zoning: Highway Commercial & Residential

D. Current Population

The current population of the Annexation Area is estimated at 0, as there are no occupied homes within the Annexation Area.

E. Real Property Assessed Valuation

The estimated net assessed valuation for land and improvements in the Annexation Area is \$51,800. This represents the assessed value as of January 1, 2022 for taxes payable 2023.

SECTION II

NON-CAPITAL SERVICES

A. Cost of Services

The current standard and scope of non-capital services being delivered within the City and the Annexation Area were evaluated by each municipal department to determine the personnel and equipment necessary to provide such non-capital services in a manner equivalent in standard and scope to services that are currently provided within the existing City's municipal boundary.

The City will provide all non-capital services to the Annexation Area within one (1) year after the effective date of the annexation in a manner equivalent in standard and scope to those non-capital services provided to areas within the City regardless of topography, patterns of land use, and population density.

B. Police Protection

The Steuben County Sheriff's Department currently provides police protection and law enforcement services to the Annexation Area. However, all non-capital services of the Angola Police Department will be made available in the Annexation Area within 1 year of the effective date of this annexation and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the City.

The City of Angola Police Department's primary purpose is the prevention of crime. The department is manned 24 hours per day, and consists of 17 full-time sworn police officers, 6 reserve officers, 5 special part-time officers, 4 full-time dispatchers, 5 part-time dispatchers, and 4 school crossing guards. The Police Department patrols within the boundaries of the City on a daily basis and responds to all alarm calls. In addition, the Police Department provides other services such as detection and apprehension of offenders, traffic control and preservation of civil order. The Police Department does not distinguish between different areas of the City. The same services are provided throughout the City. Due to the location and the character of the Annexation Area, the City does not anticipate additional costs as a result of the annexation.

C. Fire Protection

The Annexation Area is currently served by the Angola Fire Department ("A.F.D."). The A.F.D. serves more than 100 square miles in Steuben County, including the City, Pleasant Township, and portions of Jamestown, Jackson, Scott and York Townships. The department operates out of one central fire station and is staffed with 1 chief, 12 career firefighters and 13 part-time firefighters.

SECTION II

(Cont'd)

NON-CAPITAL SERVICES

C. Fire Protection (Cont'd)

These firefighters perform duties such as fire suppression, medic assist calls, vehicle extrications, water rescue, gas and electrical emergencies, carbon monoxide monitoring, natural disasters, and mutual aid responses for surrounding departments. Other duties include fire prevention and inspections, fire investigations, fire and medical training, apparatus and building maintenance, public safety, and smoke detector programs. Given that service is already provided by the A.F.D. to the Annexation Area, there will be no additional costs for the provision of services upon annexation.

D. Street Maintenance

There are no streets within the Annexation Area for which the City will be responsible for maintenance; therefore, there will be no additional costs for the provision of street maintenance services upon annexation. However, all non-capital services of the Angola Street Department will be made available in the Annexation Area within 1 year of the effective date of this annexation and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the City.

E. Trash Collection and Recycling

Steuben County does not provide solid waste disposal to the Annexation Area. When necessary, this service would be provided to residents in the Annexation Area by private firms. A comprehensive survey was not undertaken, but based on available information, it appears as if private firms charge approximately \$60 or more per quarter for residential trash pick-up.

Within 1 year of the effective date of this annexation the City, through its contract with Republic Services, will provide garbage and recyclables collection services to all residential properties in the Annexation Area. The City currently charges \$14.50 per month per household for these services. The additional revenue generated by this monthly charge is expected to offset any cost to the City to provide these services to the Annexation Area.

F. Storm Drainage

Storm water and drainage facilities throughout the Annexation Area will be consistent with the City's current storm water and drainage system throughout the City. The City and County have maintained their drainage areas very similarly, therefore it is not anticipated that there will be any additional cost to the City. Any future development in the area will have to have their storm water plan reviewed by the City Engineer and the MS4/Stormwater Department, and any associated storm water and drainage costs will be borne by the developers. Nevertheless, all non-capital services of the Engineering and MS4/Stormwater Departments will be made available in the Annexation Area within 1 year of the effective date of this annexation and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the City.

SECTION II

(Cont'd)

NON-CAPITAL SERVICES

G. Parks

There are currently three developed parks located within the City. Commons Park, Firemen's Park, and Nature Park make up over 120 acres of parkland and 4.2 miles of trails. The parks include amenities such as four baseball/softball diamonds, a soccer field, three playgrounds, volleyball courts, a disc golf course, and five picnic shelter areas and an indoor facility available to rent. It is anticipated that no additional parks will be added as a result of annexation, therefore there will be no additional costs to the City.

H. Building Safety Department

The Building Safety Department issues construction permits and performs construction inspections in order to regulate compliance with statewide code of fire safety laws and building laws. It is anticipated that any additional costs associated with inspections in the Annexation Area will be offset by revenues from the associated building permits.

I. Governmental Administrative Services

The City does not anticipate that the addition of the Annexation Area will result in a demand for Governmental Administrative Services that cannot be met by the existing staffing of the City's offices, agencies and departments. All non-capital services of the administration of the City will be made available in the Annexation Area on the date the annexation becomes effective and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the City.

The Governmental Administrative Services of the City include, but are not limited to, the services provided by the following:

- | | |
|----------------------------|-------------------------------------|
| - Mayor's Office | - Board of Public Works and Safety |
| - City Council | - Information Technology Department |
| - Clerk-Treasurer's Office | - Economic Development and Planning |
| - Human Resources | |

SECTION III

CAPITAL IMPROVEMENTS

A. Cost of Services

The Annexation Area was evaluated to determine the services and facilities required to provide the same type of services in the same manner as services that are currently provided within the existing City's corporate limits.

The City will provide the following capital services to the Annexation Area no later than three (3) years after the effective date of the annexation in the same manner as those capital services provided to areas within the City regardless of topography, patterns of land use and population density and in a manner consistent with federal, state and local laws, procedures and planning criteria. It is currently assumed that the annexation will be effective as soon as practically possible, but no later than December 31, 2023.

B. Water Service

The Annexation Area is currently not served by any water utility. The Angola Water Department provides water service in the immediately surrounding area and has the capacity and capability to serve the Annexation Area if and when connection is desired. The cost of these hook-ups will be based on equivalent dwelling unit charges and will be covered by the payment of availability, tap, and/or connection fees. It is important to note that the Water Utility is a separate proprietary fund of the City that maintains separate books and records, and extensions in service are typically borne by the respective property owner or developer. Regardless, all capital services of the Water Department will be extended to the Annexation Area within 3 years of the effective date of this annexation in the same manner as those services are provided to areas inside the corporate limits and in a manner consistent with federal, state and local laws, procedures and planning criteria.

C. Wastewater Service

The Annexation Area is currently not served by any wastewater utility. The Angola Wastewater Department provides wastewater service in the immediately surrounding area and has the capacity and capability to serve the Annexation Area if and when connection is desired. The cost of these hook-ups will be based on equivalent dwelling unit charges and will be covered by the payment of availability, tap, and/or connection fees. It is important to note that the Sewage Works is a separate proprietary fund of the City that maintains separate books and records, and extensions in service are typically borne by the respective property owner or developer. Regardless, all capital services of the Wastewater Department will be extended to the Annexation Area within 3 years of the effective date of this annexation in the same manner as those services are provided to areas inside the corporate limits and in a manner consistent with federal, state and local laws, procedures and planning criteria.

SECTION III

(Cont'd)

CAPITAL IMPROVEMENTS

D. Storm Water and Drainage

Storm water and drainage facilities throughout the Annexation Area will be consistent with the City's current storm water and drainage system throughout the City. Any future development in the area will have to have its storm water plan approved by the City, and any associated storm water and drainage costs will be borne by the developers, therefore it is not anticipated that there will be any additional cost to the City. Regardless, all capital storm water and drainage services of the City will be extended to the Annexation Area within 3 years of the effective date of this annexation in the same manner as those services are provided to areas inside the corporate limits and in a manner consistent with federal, state and local laws, procedures and planning criteria.

E. Street Construction

Construction of any new streets within the developments in the Annexation Area will be the responsibility of the appropriate developer in accordance with the applicable City Code. The existing streets within the Annexation Area are in very similar condition to existing City streets; it is not anticipated that any additional costs will be required to improve them to City standards. Regardless, all capital services of the Angola Street Department, including evaluation and construction services, will be extended to the Annexation Area within 3 years of the effective date of this annexation in the same manner as those services are provided to areas inside the corporate limits and in a manner consistent with federal, state and local laws, procedures and planning criteria.

SECTION IV

FISCAL IMPACT

As a result of this annexation, the assessed value for the City will not change. The property will be considered municipal tax-exempt upon annexation due to its agricultural assessment.

It is assumed that the effective date of this annexation will be as soon as practically possible, but no later than December 31, 2023. Based on the assumed effective date, Annexation Area property owners will not pay property taxes to the City until 2024 payable 2025, or until the parcel is no longer considered municipal tax-exempt. However, the City will begin providing non-capital municipal services to the property owners within one (1) year after the effective date of the annexation, and it will begin providing capital municipal services to the property owners within three (3) years after the effective date of the annexation.

It is anticipated that there will be no additional costs to the City as a result of the annexation.

It is anticipated that the City will not realize an increase in its levy as a result of the annexation and that the estimated impacts on other taxing units will be negligible.

SECTION V

ASSUMED INDEBTEDNESS

As required by Indiana Code 36-4-3-10, the City will assume and pay any unpaid bonds or other obligations of Pleasant Township existing at the effective date of the annexation of the Annexation Area in the same ratio as the assessed valuation of the property in the Annexation Area bears to the assessed valuation of all property in Pleasant Township, as shown by the most recent assessment for taxation before the annexation, unless the assessed property within the City is already liable for the indebtedness.

Pleasant Township currently has no outstanding debt.

Appendix I

CITY OF ANGOLA, INDIANA

*Wise Annexation*ESTIMATED ASSESSED VALUE AND TAX RATE IMPACT

(Assumes first year of tax collections from Annexation Area is 2024 pay 2025)

Assessment Year	Estimated Net Assessed Value of Annex. Area	Estimated Net Assessed Value of City	Total Est. Net Assessed Value of City	Est. Property Tax Levy of City	Total Est. Property Tax Rate
	(1)	(2)	(3)	(4)	(5)
2022 Pay 2023	N/A	\$577,142,124	\$577,142,124	\$6,269,494	\$1.0863
2023 Pay 2024	N/A	600,227,809	600,227,809	6,520,274	1.0863
2024 Pay 2025	MTE	624,236,921	624,236,921	6,781,085	1.0863
2025 Pay 2026	MTE	649,206,398	649,206,398	7,110,549	1.0953
2026 Pay 2027	MTE	675,174,654	675,174,654	7,449,258	1.1033
2027 Pay 2028	MTE	702,181,640	702,181,640	7,768,564	1.1063

- (1) There will be no added assessed value to the City as the property being annexed is Municipal Tax-Exempt due to its agricultural assessment. Any incremental assessed value from future development would be captured within a TIF area, with those property tax dollars received by the City's redevelopment commission.
- (2) Assumes the assessed value for the City of Angola, excluding the Annexation Area, grows at a rate of 4%.
- (3) Represents the net assessed value for the City, including the Annexation Area, used to calculate the tax rate.
- (4) Assumes controlled property tax levies increase at an annual growth factor of 4.0% for 2024, 4.0% for 2025, 4.9% for 2026, 4.8% for 2027, and 4.3% for 2028. Also, assumes the CCD rate remains constant, which results in additional levy due to NAV growth.
- (5) Based on the Est. Property Tax Levy of City divided by the Total Est. Net Assessed Value of City.

CITY OF ANGOLA, INDIANA

Wise Annexation

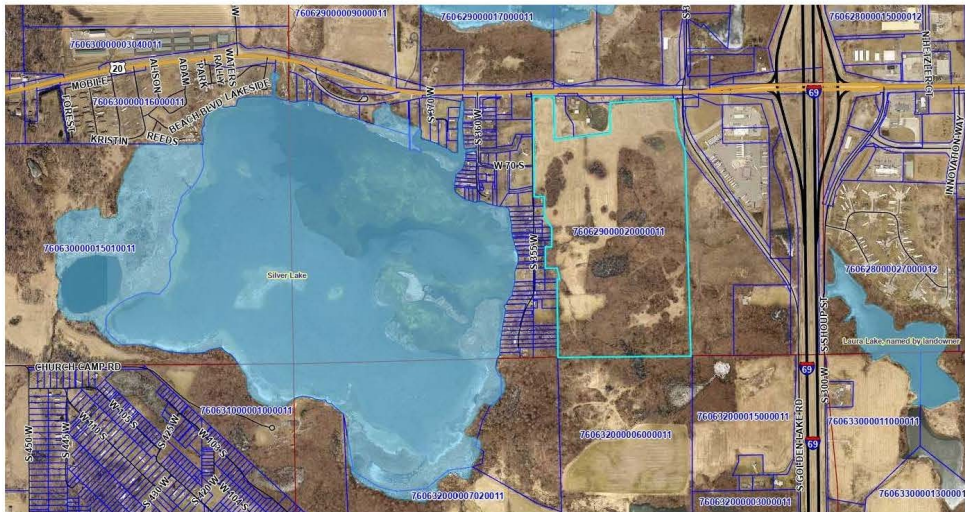
PARCEL LIST

Parcel ID	Owner	'22 Pay '23 Net Assessed Value	Remonstrance Waiver
76-06-29-000-020.000-011	Wise, James D Sr Rev Trust Amended & Restated	\$51,800	No

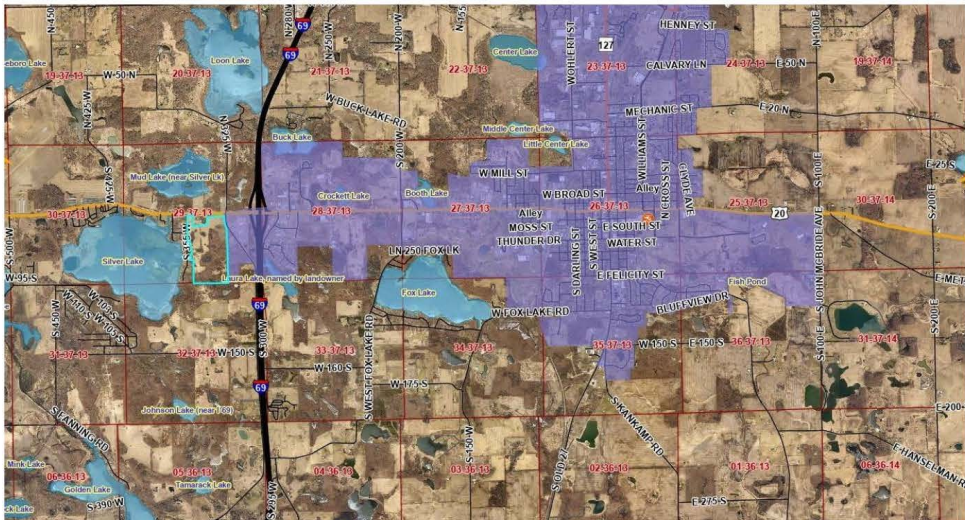
Appendix II

DEPICTION OF ANNEXATION AREA

Aerial view of Annexation Area



In relation with the current boundaries of the City of Angol, Indiana (below)



**AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE
LIMITS OF THE CITY OF ANGOLA, INDIANA, PURSUANT TO THE
PROVISIONS OF INDIANA CODE §36-4-3-5.1 BY ANNEXING
THERE TO CERTAIN TERRITORY CONTIGUOUS TO THE CITY OF
ANGOLA.**

JAMES DONALD WISE, SR. REVOCABLE TRUST

WHEREAS, on August 21, 2023, the City of Angola Common Council (the “Common Council”) was presented with a certain Petition for Annexation into the City of Angola, Indiana (the “Petition”), executed by one hundred percent (100%) of the owners of certain parcels of real property contiguous to but outside the corporate boundaries of the City of Angola (the “City”), the legal description of which is attached hereto as Exhibit “A” and a map of said parcels being attached hereto as Exhibit “B” (the “Annexation Area”); and

WHEREAS, pursuant to the Petition, the property owners voluntarily petitioned for the annexation of the Annexation Area into the City; and

WHEREAS, in accordance with the Petition, the City desires to annex the Annexation Area into the corporate boundaries of the City, said annexation being of benefit and use for the City; and

WHEREAS, Indiana Code §36-4-3-3.1 requires that the Common Council develop and adopt by resolution a written fiscal plan and establish a definite policy for the provision of services to the Annexation Area that meets the requirements set forth in IC §36-4-3-13; and

WHEREAS, the City has adopted a fiscal plan (the “Fiscal Plan”) and established a definite policy for the provision of services to the Annexation Area; and

WHEREAS, a public hearing was held by the Common Council on September 18, 2023, which date was not later than thirty (30) days after the Petition was; and

WHEREAS, at least fourteen (14) days have expired since the date of the public hearing was conducted.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY THE COMMON COUNCIL OF THE CITY OF ANGOLA, INDIANA, AS FOLLOWS:

Section 1. The above recitals are incorporated herein by reference and shall be deemed part of this Ordinance as though fully set forth below. The Common Council of the City, hereby determines and finds: (i) that the Annexation Area, as described on Exhibit “A” attached hereto and incorporate herein is contiguous to the City and is not now embraced within the corporate limits of said City; (ii) that the Annexation Area is zoned Agricultural (AG); and that (iii) that the Annexation Area is contiguous by more than one-eighth (1/8) of its aggregate external boundaries with the present boundaries of the City.

Section 2. The corporate limits of the City are hereby extended and increased so as to include and embrace within the corporate limits of the City the Annexation Area and such territory is hereby annexed and declared to be a part of the corporate boundaries of the City.

Section 3. The map or plat attached to this Ordinance as Exhibit “B” is an accurate map of the territory annexed, and the same is hereby adopted as the official map and plat of the territory hereby annexed, which map and plat show the legal boundaries thereof.

Section 4. That the Annexation Area hereby annexed and declared to be a part of the City shall be placed in Councilmanic District D for the purpose of local elections and the ordinance defining Councilmanic Districts of the City shall be amended accordingly. There is no change in the current zoning classification of the Annexation Area as a result of the annexation.

Section 5. This Ordinance, with a copy of the official map attached hereto, shall be recorded in the Office of the Auditor of Steuben County, Indiana; in the Office of the Clerk of the Steuben Circuit Court; in the office of the Board of registration, if one exists; in the in the Office of the Secretary of State; and in the Office of census data established by IC 2-5-1.1-12.2; all pursuant to the provisions of IC §36-4-3-22. Further, the Clerk-Treasurer of the City is hereby further authorized and directed to record this Ordinance in the Office of the Recorder of Steuben County, Indiana, and publish a copy of this Ordinance as required by IC §36-4-3-7.

Section 6. No part of this Ordinance shall be interpreted to conflict with any local, state or federal laws, and all reasonable efforts should be made to harmonize same. Should any section or part of this Ordinance be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of the Ordinance as a whole, or any other portion thereof other than that portion so declared to be invalid, and for this purpose the provisions of this Ordinance are hereby declared to be severable.

Section 7. This Ordinance shall be effective thirty (30) days after its publication pursuant to IC §36-4-3-7(f), and upon the filing required by the provisions of IC §36-4-3-22.

[SIGNATURE PAGE FOLLOWS]

PASSED AND ADOPTED by the Common Council of the City of Angola, Steuben County, Indiana this 2nd day of October, 2023.

Richard M. Hickman, Mayor and Presiding Officer

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 2nd day of October, 2023.

Ryan Herbert, Clerk-Treasurer

This ordinance signed and approved by me, the Mayor of the City of Angola, Indiana this 2nd day of October, 2023.

Richard M. Hickman, Mayor

3CL5764

EXHIBIT "A"

**ATTACH LEGAL DESCRIPTION OF ANNEXATION AREA
LEGAL DESCRIPTION OF**

A PART OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 13 EAST, PLEASANT CIVIL TOWNSHIP, STEUBEN COUNTY, INDIANA, WITH REMAINDER MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 29; THENCE NORTH 00 DEGREES 31 MINUTES 45 SECONDS WEST (BEARINGS BASED UPON THE INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83) ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 782.81 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 41 SECONDS EAST 45.12 FEET; THENCE NORTH 15 DEGREES 24 MINUTES 40 SECONDS WEST 117.10 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 09 SECONDS WEST 119.77 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 11 SECONDS WEST 212.15 FEET; THENCE NORTH 89 DEGREES 20 MINUTES 02 SECONDS EAST 61.23 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 36 SECONDS WEST 186.63 FEET; THENCE NORTH 27 DEGREES 04 MINUTES 30 SECONDS WEST 129.15 FEET; THENCE NORTH 01 DEGREES 22 MINUTES 50 SECONDS WEST 199.26 FEET; THENCE SOUTH 88 DEGREES 29 MINUTES 22 SECONDS WEST 98.58 FEET; THENCE NORTH 00 DEGREES 31 MINUTES 52 SECONDS WEST 987.93 FEET TO A POINT ON THE SOUTHERLY RIGHTS OF WAYS OF US HIGHWAY 20; THENCE NORTH 89 DEGREES 28 MINUTES 08 SECONDS EAST 203.53 FEET ALONG SAID RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF 'DOWNEY'S MINOR PLAT'; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 428.14 FEET TO THE SOUTHWEST CORNER OF SAID MINOR PLAT; THENCE NORTH 83 DEGREES 05 MINUTES 12 SECONDS EAST 653.07 FEET ALONG THE SOUTH LINE OF SAID MINOR PLAT TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 302.18 FEET TO THE SOUTHERLY RIGHT OF WAY OF US HIGHWAY 20 (DEED RECORD 227 PAGE 546), AT THE NORTHEAST CORNER OF SAID MINOR PLAT; THENCE NORTH 86 DEGREES 48 MINUTES 07 SECONDS EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 669.21 FEET TO THE WESTERLY RIGHT OF WAY LINE OF GOLDEN LAKE ROAD; THENCE SOUTH 07 DEGREES 03 MINUTES 39

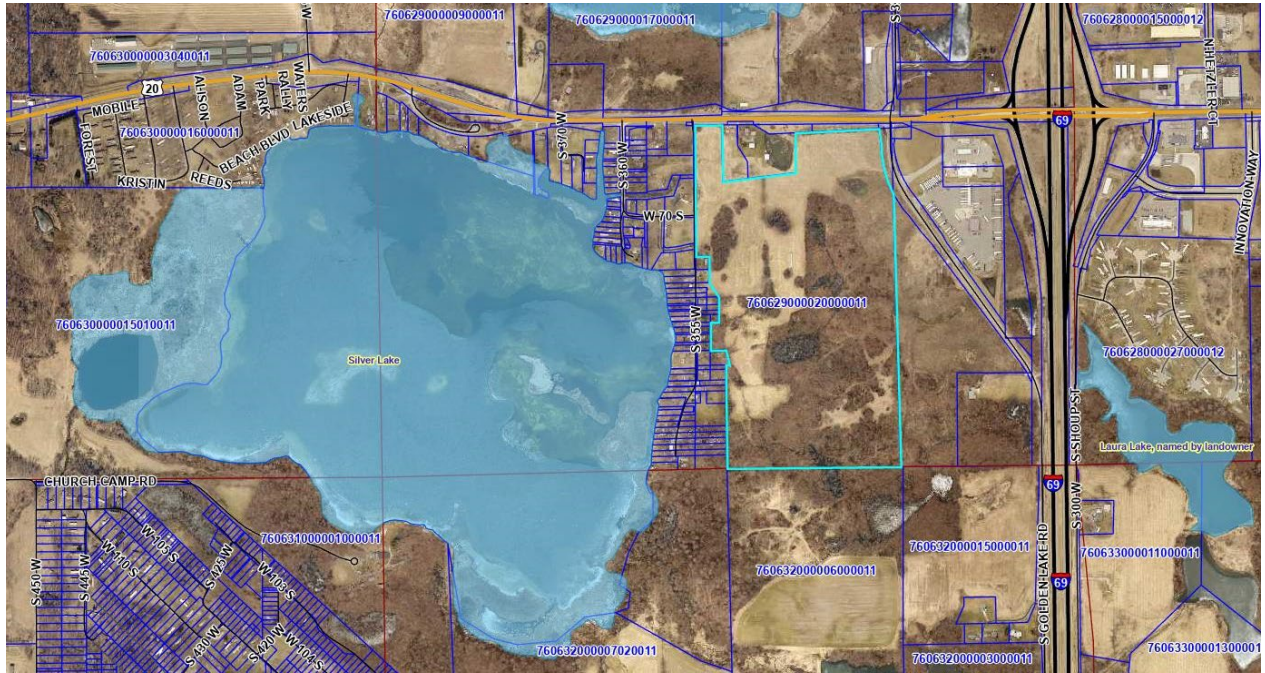
SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 116.44 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 456.52 FEET, ARC LENGTH 380.90 FEET WITH A CHORD BEARING SOUTH 13 DEGREES 34 MINUTES 48 SECONDS EAST 369.95 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 25 DEGREES 17 MINUTES 14 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 18.31 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE DEPARTING SAID WEST RIGHT OF WAY OF GOLDEN LAKE ROAD SOUTH 00 DEGREES 52 MINUTES 06 SECONDS EAST ON SAID EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER A DISTANCE OF 2070.18 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29: THENCE DEPARTING SAID EAST LINE SOUTH 89 DEGREES 21 MINUTES 32 SECONDS WEST ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29 A DISTANCE OF 1333.24 FEET BACK TO THE PLACE OF BEGINNING, CONTAINING 78.416 ACRES MORE OR LESS.

THIS LEGAL TAKEN FROM A SURVEY BY WALTER J. DAVID, REGISTERED LAND SURVEYOR, STATE OF INDIANA, DATED DECEMBER 5, 2020. SURVEY #120520-31.

EXHIBIT "B"

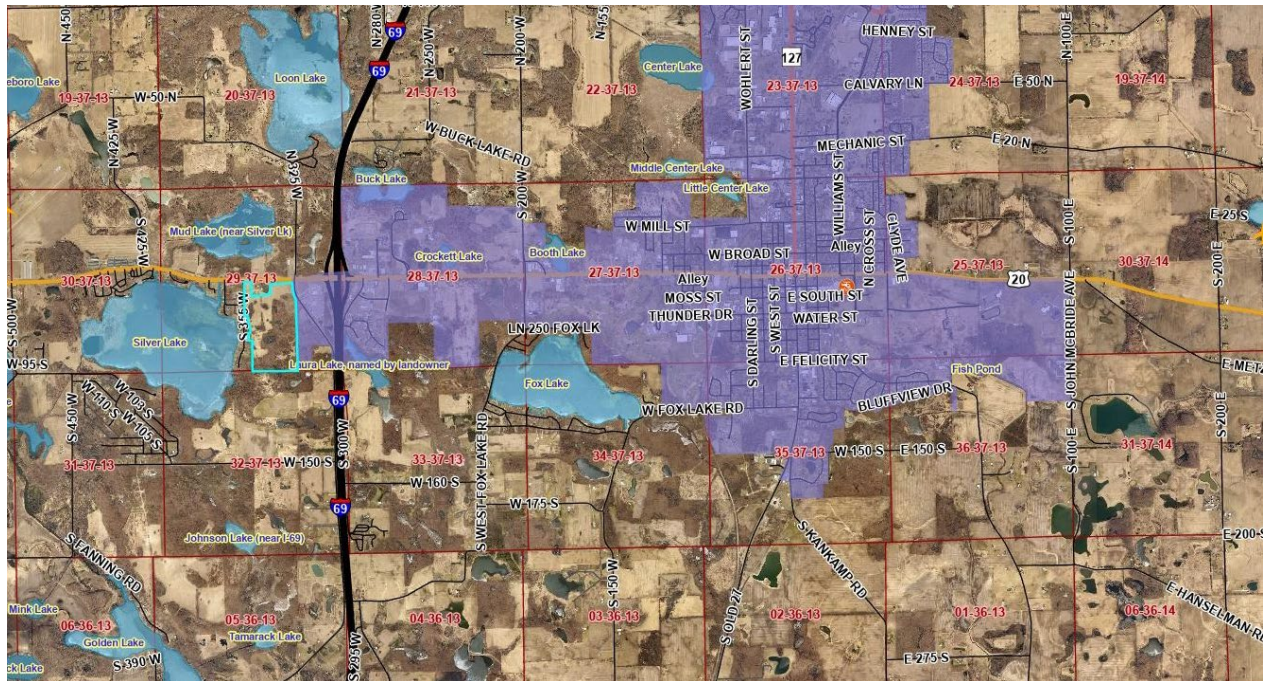
DEPICTION OF ANNEXATION AREA

Aerial view of Annexation Area



In relation with the current boundaries of the City of Angola, Indiana (below)

ORDINANCE NO. 1741-2023





Clerk-Treasurer
Mary K. (Kathy) Parsons
Office: 260-495-7805
Fax: 260-495-2446
fremontct@townoffremont.org

Steve Brown – Council President
Town Council Members
Linda Fulton Ashlee Hoos
Dr. William Stitt Barry Wilcox
www.townoffremont.org

August 30, 2023

City of Angola Fire Department
Attention: Mayor Richard Hickman
Angola City Hall
210 North Public Square
Angola, IN 46703-1960

RE: 2024 Fire Protection Agreement for Jamestown Township

Jamestown Township has entered into a Fire Protection Contract for 2024 with the Town of Fremont. We would like to continue to have the Angola and Orland Fire Departments continue to cover a portion of the Township, as illustrated in the attached map. This includes a 4 percent increase from 2023.

Please return the signed agreements at your earliest convenience. We will return a fully executed original to you for your records.

Respectfully,

A handwritten signature in black ink, appearing to read 'Steve Brown', is written over a horizontal line.

Steve Brown,
Council President
Town of Fremont

2024 FIRE PROTECTION AGREEMENT

This agreement is between the **Town of Fremont**, Indiana and the **City of Angola**, Indiana. For good and sufficient mutual and reciprocal consideration, the parties agree as follows:

1. The City of Angola Fire Department shall provide firefighting services and other appropriate emergency services to the residents of the portion of Jamestown Township as outlined in Blue on the attached map to the extent reasonably possible, taking into account the Angola Fire Department's manpower, equipment, and responsibilities to the residents of its home area. The Angola Fire Department shall also provide rescue activities in the designated area, subject to approval of the Steuben County Emergency Medical Services Director.
2. The sum payable to the City of Angola Fire Department is contingent upon an executed agreement for the year 2024 between the Town of Fremont and Jamestown Township. The Town of Fremont shall pay the City of Angola Fire Department the sum of \$76,076.00 payable as follows:
 - A. Prior to June 30, 2024 the sum of \$38,038.00: and
 - B. Prior to December 31, 2024 the sum of \$38,038.00
3. That said payments are by the parties deemed to be in full settlement and discharge of the Town of Fremont's share of all insurance costs, clothing, automobile, and other allowances required or permitted by law to be provided to members of the Angola Fire Department, it being agreed that such legally required insurance and allowances will be procured by the Angola Fire Department.
4. The term of this agreement shall be from January 1 through December 31 of the year 2024. It may be renewed annually by the parties and any such renewal may contain modifications of the provisions herein.
5. This Agreement is subject to approval by the State Board of Accounts, Department of Local Government Finance, and all other relevant government agencies.

Town of Fremont

By: _____
Steve Brown, Town Council President
By authority of the Town Council

Attest:

Mary K. Parsons, IAMC/MMC/CPFA/CPFIM
Clerk-Treasurer

Date: _____

Town Mailing Address:
PO Box 602
Fremont, IN 46737

Telephone No.: 260-495-7805
Fax No.: 260-495-2446
Federal ID.: 35-6004369

City of Angola

By: _____
Richard M. Hickman, Mayor
By authority of the Common Council

Attest:

Ryan Herbert, IAMC
Clerk-Treasurer

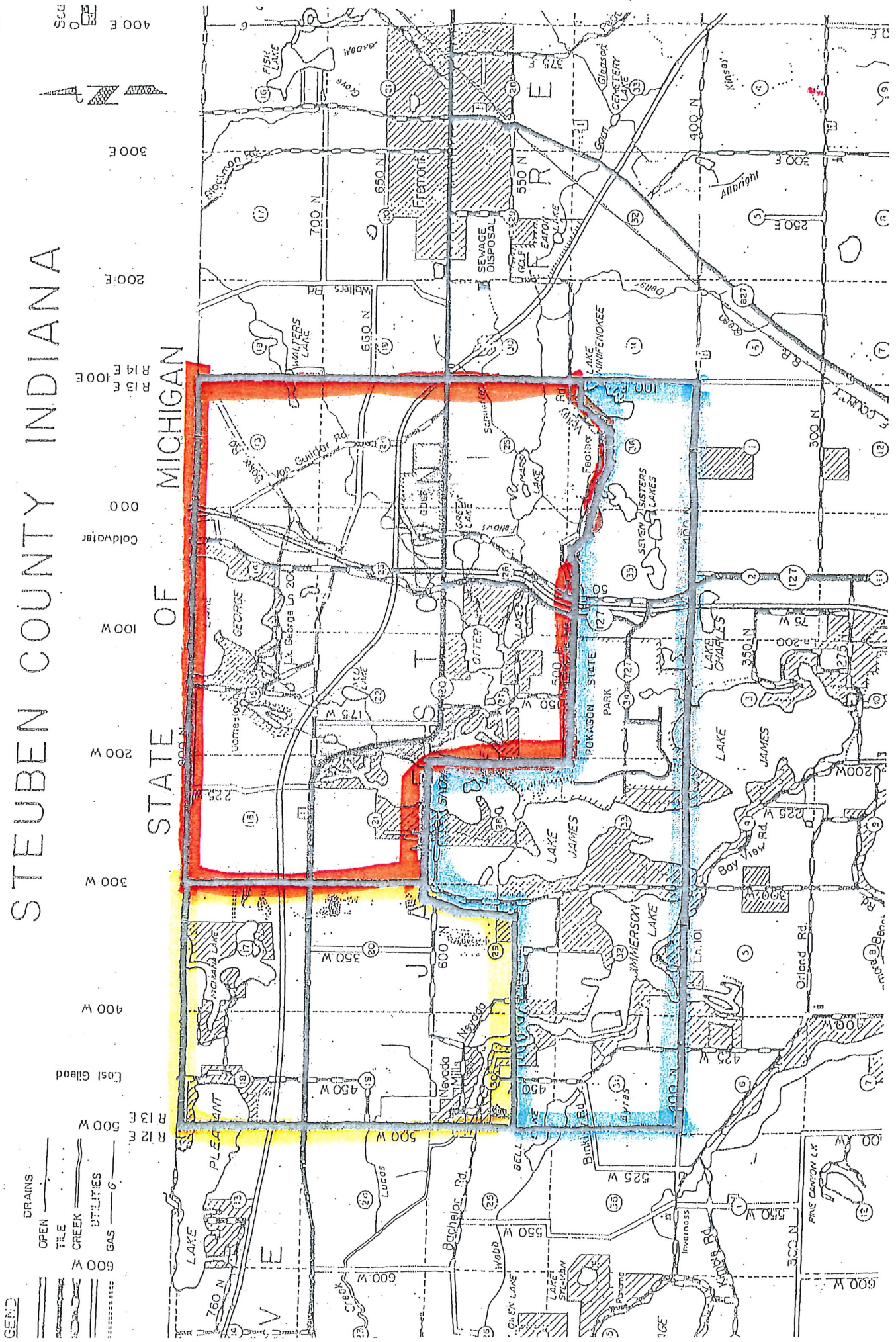
Date: _____

City Mailing Address:
210 N Public Square
Angola, IN 46703

Telephone No.: 260-665-2514
Fax No.: 260-665-9164
Federal ID.: _____

Angela F.A. (30)

STEUBEN COUNTY INDIANA



CLERK-TREASURER'S DEPOSITORY STATEMENT AND CASH RECONCILEMENT
MONTH ENDING AUGUST 2023

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	\$ 8,750,153.65	\$ 307,434.94	\$ 9,057,588.59	\$ 3,004,146.38	\$ 428,032.02	\$ 3,432,178.40	\$ 5,625,410.19
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	\$ 1,800,036.34	\$ -	\$ 1,800,036.34	\$ 147,193.47	\$ 7,431.85	\$ 154,625.32	\$ 1,645,411.02
Motor Vehicle Highway	\$ 2,784,620.78	\$ 39,518.94	\$ 2,824,139.72	\$ 780,139.00	\$ 81,106.59	\$ 861,245.59	\$ 1,962,894.13
Local Road & Street	\$ 252,331.91	\$ 4,230.43	\$ 256,562.34	\$ -	\$ 11,557.50	\$ 11,557.50	\$ 245,004.84
Motor Vehicle Highway Restricted	\$ 282,438.70	\$ 9,398.86	\$ 291,837.56	\$ 149,475.00	\$ -	\$ 149,475.00	\$ 142,362.56
Parks & Recreation Operating	\$ 1,231,326.13	\$ -	\$ 1,231,326.13	\$ 665,831.85	\$ 85,017.95	\$ 750,849.80	\$ 480,476.33
LIT Economic Development	\$ 2,645,354.31	\$ 59,459.25	\$ 2,704,813.56	\$ 131,373.25	\$ -	\$ 131,373.25	\$ 2,573,440.31
Donation	\$ 191,441.08	\$ 4,245.00	\$ 195,686.08	\$ 23,527.93	\$ 4,449.08	\$ 27,977.01	\$ 167,709.07
Federal Grants Operating	\$ 5,973.34	\$ 977.44	\$ 6,950.78	\$ 5,973.34	\$ 977.44	\$ 6,950.78	\$ 0.00
Local Law Enforcement Continuing Ed	\$ 41,470.00	\$ 592.00	\$ 42,062.00	\$ 300.00	\$ -	\$ 300.00	\$ 41,762.00
Riverboat	\$ 111,753.78	\$ 29,231.40	\$ 140,985.18	\$ 5,300.00	\$ -	\$ 5,300.00	\$ 135,685.18
Local Road & Bridge Matching Grant	\$ 659,172.68	\$ -	\$ 659,172.68	\$ 29,592.39	\$ -	\$ 29,592.39	\$ 629,580.29
Rainy Day	\$ 1,500,000.00	\$ -	\$ 1,500,000.00	\$ -	\$ -	\$ -	\$ 1,500,000.00
Hazardous Materials Response	\$ 11,875.26	\$ 920.34	\$ 12,795.60	\$ 1,195.24	\$ 200.32	\$ 1,395.56	\$ 11,400.04
LIT Public Safety	\$ 2,227,712.41	\$ 66,415.42	\$ 2,294,127.83	\$ 680,817.77	\$ 92,590.60	\$ 773,408.37	\$ 1,520,719.46
Opioid Settlement Unrestricted	\$ 15,262.17	\$ 2,730.87	\$ 17,993.04	\$ -	\$ -	\$ -	\$ 17,993.04
Opioid Settlement Restricted	\$ 35,611.70	\$ 7,978.98	\$ 43,590.68	\$ -	\$ -	\$ -	\$ 43,590.68
Fire Operating	\$ 2,836,693.31	\$ 13,547.00	\$ 2,850,240.31	\$ 1,146,961.74	\$ 131,650.12	\$ 1,278,611.86	\$ 1,571,628.45
Redevelopment General	\$ 673,089.55	\$ -	\$ 673,089.55	\$ -	\$ -	\$ -	\$ 673,089.55
Law Enforcement Trust	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative Capital Improvement	\$ 133,998.01	\$ -	\$ 133,998.01	\$ -	\$ -	\$ -	\$ 133,998.01
Cumulative Capital Development	\$ 642,731.89	\$ -	\$ 642,731.89	\$ -	\$ -	\$ -	\$ 642,731.89
Park Nonreverting Capital	\$ 142,580.86	\$ 2,413.18	\$ 144,994.04	\$ 21,311.19	\$ 113.84	\$ 21,425.03	\$ 123,569.01
Park Cumulative Building	\$ 202,112.99	\$ -	\$ 202,112.99	\$ -	\$ -	\$ -	\$ 202,112.99
Local Major Moves Construction	\$ 205,315.76	\$ 2,705.91	\$ 208,021.67	\$ -	\$ -	\$ -	\$ 208,021.67
Capital Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Operating & Maintenance	\$ 1,584,801.61	\$ 185,922.24	\$ 1,770,723.85	\$ 1,206,135.26	\$ 227,773.48	\$ 1,433,908.74	\$ 336,815.11
Water Sinking	\$ 589,201.42	\$ 22,750.52	\$ 611,951.94	\$ 276,456.26	\$ -	\$ 276,456.26	\$ 335,495.68
Water Improvement	\$ 2,635,490.36	\$ 67,201.00	\$ 2,702,691.36	\$ 222,645.20	\$ 46,605.58	\$ 269,250.78	\$ 2,433,440.58
Water Customer Deposit	\$ 84,690.00	\$ 3,300.00	\$ 87,990.00	\$ 15,280.00	\$ 1,470.00	\$ 16,750.00	\$ 71,240.00
Water Construction	\$ 3,731.66	\$ -	\$ 3,731.66	\$ -	\$ -	\$ -	\$ 3,731.66
Wastewater Operating & Maintenance	\$ 2,295,482.62	\$ 243,787.88	\$ 2,539,270.50	\$ 1,815,357.26	\$ 281,679.55	\$ 2,097,036.81	\$ 442,233.69
Wastewater Sinking	\$ 1,130,389.35	\$ 27,417.41	\$ 1,157,806.76	\$ 312,362.50	\$ -	\$ 312,362.50	\$ 845,444.26
Wastewater Improvement	\$ 2,646,202.38	\$ 139,588.00	\$ 2,785,790.38	\$ 721,340.38	\$ 31,393.24	\$ 752,733.62	\$ 2,033,056.76
Wastewater Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Police Pension	\$ 350,999.68	\$ -	\$ 350,999.68	\$ 95,473.80	\$ 12,729.84	\$ 108,203.64	\$ 242,796.04
Payroll Withholding	\$ 2,533,954.63	\$ 338,815.42	\$ 2,872,770.05	\$ 2,508,056.14	\$ 335,646.35	\$ 2,843,702.49	\$ 29,067.56
Escrow	\$ 65,875.00	\$ 7,800.00	\$ 73,675.00	\$ 21,900.00	\$ 975.00	\$ 22,875.00	\$ 50,800.00
TOTAL - CASH FUNDS	\$ 41,305,631.23	\$ 1,588,382.43	\$ 42,894,013.66	\$ 13,988,145.35	\$ 1,781,400.35	\$ 15,769,545.70	\$ 27,124,467.96
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)	\$ 43,851.34	\$ 4,700.65	\$ 48,551.99	\$ -	\$ -	\$ -	\$ 48,551.99
Moneys on Deposit (interest only) (8)	\$ 665,637.92	\$ 94,352.35	\$ 759,990.27	\$ -	\$ -	\$ -	\$ 759,990.27
Local Major Moves Construction (2)	\$ 2,613,508.41	\$ 11,769.09	\$ 2,625,277.50	\$ -	\$ -	\$ -	\$ 2,625,277.50
Total of Investments by Funds	\$ 3,322,997.67	\$ 110,822.09	\$ 3,433,819.76	\$ -	\$ -	\$ -	\$ 3,433,819.76
TOTAL - ALL FUNDS	\$ 44,628,628.90	\$ 1,699,204.52	\$ 46,327,833.42	\$ 13,988,145.35	\$ 1,781,400.35	\$ 15,769,545.70	\$ 30,558,287.72

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 AUGUST 2023**

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)	\$ 59,384.08	\$ -	\$ 59,384.08
Wastewater Sinking - Debt Service Reserve (20)	\$ 786,060.18	\$ -	\$ 786,060.18
<u>Farmers State Bank</u>			
General Checking (3)	\$ 4,761,050.41	\$ (56,750.97)	\$ 4,704,299.44
General Savings (8)	\$ 21,259,990.27	\$ -	\$ 21,259,990.27
<u>First Federal Savings Bank of Angola</u>			
Police Operations (9)	\$ 1,252.32	\$ -	\$ 1,252.32
<u>Trust Indiana</u>			
Moneys on Deposit (2)	\$ 1,048,551.99	\$ -	\$ 1,048,551.99
TRECS (2)	\$ 20.03	\$ -	\$ 20.03
TOTALS	\$ 27,916,309.28	\$ (56,750.97)	\$ 27,859,558.31
INVESTMENTS MADE FROM DEPOSITORY BALANCES			\$ -
ADD: Cash in Office			\$ 1,250.00
ADJUSTMENTS (explain fully)			
Deposit in transit (3) 12400			\$ 232.29
Deposit in transit (3) 12401			\$ 108.62
Deposit in transit (3) 12404			\$ 1,081.59
Deposit in transit (3) 12405			\$ 418.33
Deposit in transit (3) 12406			\$ 70,115.32
Deposit in transit (3) 12407			\$ 100.00
Deposit in transit (3) 12408			\$ 924.66
Deposit in transit (3) 12414			\$ (398.42)
Deposit in transit (3) 12415			\$ (64.92)
Deposit in transit (3) 12416			\$ (250.84)
Deposit in transit (3) 12417			\$ (64.92)
Payroll FITW EFT overpayment corrected in September			\$ 0.20
Moneys on Deposit (interest only EOM)			\$ (808,542.26)
TOTAL CASH BALANCE, Plus Depository Balances Invested			\$ 27,124,467.96
Total of Investments - All funds (As shown in Col 7 opposite page)			\$ 3,433,819.76
TOTAL CASH BALANCE AND INVESTMENTS			\$ 30,558,287.72