

**September 18, 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, David A. Olson, David B. Martin, and Jerold D. McDermid answered roll. Council member Kathleen G. Armstrong 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, Fire Chief Doug Call, Street Commissioner Chad Ritter, Water Superintendent Tom Selman, Assistant Chief of Police Darrin Taylor, Assistant Wastewater Superintendent Corey Ritter, Human Resources Director Sue Essman, and Deputy Clerk Stephanie Dean.

Also, among those present were David Roe, Randy Coffey, Ken Wilson, Isaac Lee, Matt Brinkman, Sandra Tamez, Todd Fredrick, Judy Griffin, Carter Svido, Tina Stankiewicz, Kym Stankiewicz, Carol Chontas, Frank Chontas, Alexa Kessler, Alex Ponx, Michael Chandler, Ted Hofmeister, Preston Arlney, Denise Bischak, and Emma Kohl.

#### APPROVAL OF THE MINUTES

Council Member Olson moved to approve the September 5 and 11, 2023 minutes. Council Member Crum seconded the motion. The motion carried 4-0.

Minutes of the August 7 Board of Public Works and Safety meeting were for Council information.

#### UNFINISHED BUSINESS

The public hearing before final action determining whether the qualifications for an economic development area have been met for property located along Terrace Blvd. was open by Mayor Hickman at 7:01 p.m. There being no public comment the hearing was closed at 7:02 p.m. 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 presented to Council on second reading. Council Member Martin moved to approve. Council Member Crum seconded the motion. The motion carried 4-0. 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 then read by title and presented to Council on third and final reading. Council Member Olson moved to approve. Council Member McDermid seconded the motion. The motion to approve on third and final reading carried 4-0.

Resolution No. 2023-54, 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), was read by title and presented to Council for approval. Council Member Martin moved to approve. Council Member McDermid seconded the motion. The motion carried 4-0.

### NEW BUSINESS

Ordinance No. 1740-2023, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF ANGOLA, INDIANA (Speedway Professional Park Lot 1), was read by title and presented to Council for first reading. Council Member Martin moved having reviewed the findings of the Plan Commission and taking into account the comprehensive plan, current conditions and character of the structures and uses in each district, the most desirable use of the land in its current and proposed zones, conservation of property value throughout the city, and responsible growth and development I move to adopt the proposed zoning change. Council Member Crum seconded the motion. Discussion followed. Council Member McDermid raised concerns that the photos of the property presented to the Plan Commission were from June. Council Member Martin asked Economic Development and Planning Director Barclay to bring the Council up to speed on what has happened with the property since the July meeting. Discussion followed regarding the crushing of concrete and asphalt material taking place on the property. Barclay reported that the city had received reports about the activity, issued a violation, and gave the owner a September 25<sup>th</sup> deadline to stop the activity. No deadline had been issued yet for the removal of the crushed material now stored on the property. Further discussion was held regarding whether the property would have to be brought up to compliance with the new zoning if the change was passed. City Attorney Shoup stated his opinion is that the material would need to be removed if the zoning were changed. Property owner Todd Fredrick spoke stating that they have worked with the city to stop the crushing activity and intend to have the material removed. He stated that after speaking with salespeople and contractors he would be able to provide a date when the stored material piles will be removed. Tina Stankiewicz 3587 N 20 E spoke regarding concerns with the crushing on the property. She addressed questions she had previously provided the city and provided current pictures of the property. Kym Stankiewicz 3587 N 20 E asked if the current activities would be allowed to continue if the property were sold. City Attorney Shoup stated that a sale would terminate the grandfathered nonconforming activities. Judy Griffin 3370 N St Road 127 spoke regarding her concerns about the use of the property which neighbors hers. She stated that she has lived in her residence for 30 years and the use for crushing and storing concrete material has not taken place that entire time and did not start until Mr. Fredrick purchased

the property. Discussion was closed and Mayor Hickman called for a vote. The motion carried 4-0.

The public hearing regarding the James Donald Wise, Sr. Revocable Trust Annexation was open by Mayor Hickman at 7:26 p.m. There being no public comment, the hearing was considered closed at 7:37 p.m. 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), was read by title and presented to Council for approval. Council Member Martin moved to approve. Council Member Olson seconded the motion. The motion to approve carried 4-0.

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), was read by title and presented to council for first reading. Council Member Martin moved to approve. Council Member Crum seconded the motion. The motion carried 4-0.

Sandra Tamez of Region 3-A provided information regarding the proposed application for a community development block grant for the Wastewater Easton Lift Station Elimination Project. Tamez provided information regarding the application process, an overview of the project, and how the application would be scored to determine the award. She asked Clerk-Treasurer Herbert if any letters or comments in writing had been received. Herbert responded that none had been received. The public comment portion was open at 7:35 p.m. Mayor Hickman commented that this is a project that has needed to be done for some time now. Council Member Olson asked if Trine University student population was taken into account. Discussion followed. The public hearing was considered closed at 7:37 p.m.

Council Member Crum moved to approve the 2024 Fire Protection Agreement for Jamestown Township with Town of Fremont in the amount of \$76,076. Council Member McDermid seconded the motion. The motion carried 4-0.

The Clerk-Treasurer's Depository Statement and Cash Reconciliation for the month ending August 2023 was presented for Council information.

#### DEPARTMENT HEAD REPORTS

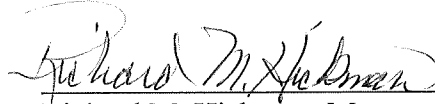
Economic Development and Planning Director Barclay reported that the Cruise to the Monument will be Wednesday night from 5:00 to 8:00 p.m.

APPROVAL OF ACCOUNTS PAYABLE VOUCHERS

Council Member McDermid moved to approve the Allowance of Accounts Payable Vouchers 64794 through 65036 totaling \$839,040.69 which includes interfund transfers of \$124,246.23. Council Member Martin seconded the motion. The motion carried 4-0.

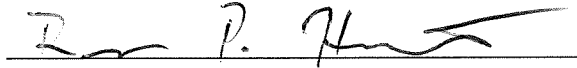
ADJOURNMENT

There being no further business, the meeting was considered adjourned at 7:42 p.m.



Richard M. Hickman, Mayor  
Presiding Officer

Attest:



Ryan P. Herbert, Clerk-Treasurer