

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

**Monday, September 15, 2025 – 7:00 p.m.**

**CALL TO ORDER BY MAYOR MARTIN**

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

Coffey \_\_\_\_\_ Olson \_\_\_\_\_ Sharkey \_\_\_\_\_ Dowe \_\_\_\_\_ McDermid \_\_\_\_\_

2. Remarks by Mayor Martin
3. Request approval of the September 2 and 10 minutes. (attachment)

**UNFINISHED BUSINESS**

1. Ordinance No. 1786-2025. AN ORDINANCE AMENDING THE ANGOLA MUNICIPAL CODE, TITLE 10 VEHICLES AND TRAFFIC, CHAPTER 10.25 PARKING (third reading) (attachment)
2. Other unfinished business.

**NEW BUSINESS**

1. Ordinance No. 1787-2025. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF ANGOLA, INDIANA. (1207 S Wayne Street) (first reading) (attachment)
2. Ordinance No. 1788-2025. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF ANGOLA, INDIANA. (South of US 20 East of I-69) (first reading) (attachment)
3. Ordinance No. 1789-2025. AN ORDINANCE AMENDING THE ANGOLA MUNICIPAL CODE, TITLE 10 VEHICLES AND TRAFFIC, CHAPTER 10.15 TRAFFIC, STOP INTERSECTIONS. (Richard Hickman Way) (first reading) (attachment)
4. Request approval of the City of Angola Façade Grant Agreement with Wade Stiefken of Piazza Properties Inc. for property located at 101 West Maumee Street in the amount of \$10,000 not to exceed \$10,000. (attachment)
5. Clerk-Treasurer's Depository Statement and Cash Reconciliation for the month ending August 2025 is presented for Council information. (attachment)

6. Reports:

- Clerk-Treasurer
- Department head

7. Request approval of the Allowance of Accounts Payable Vouchers 76160 through 76376 totaling 1,007,142.16 which includes interfund transfers of \$114,265.00.

8. Other new business.

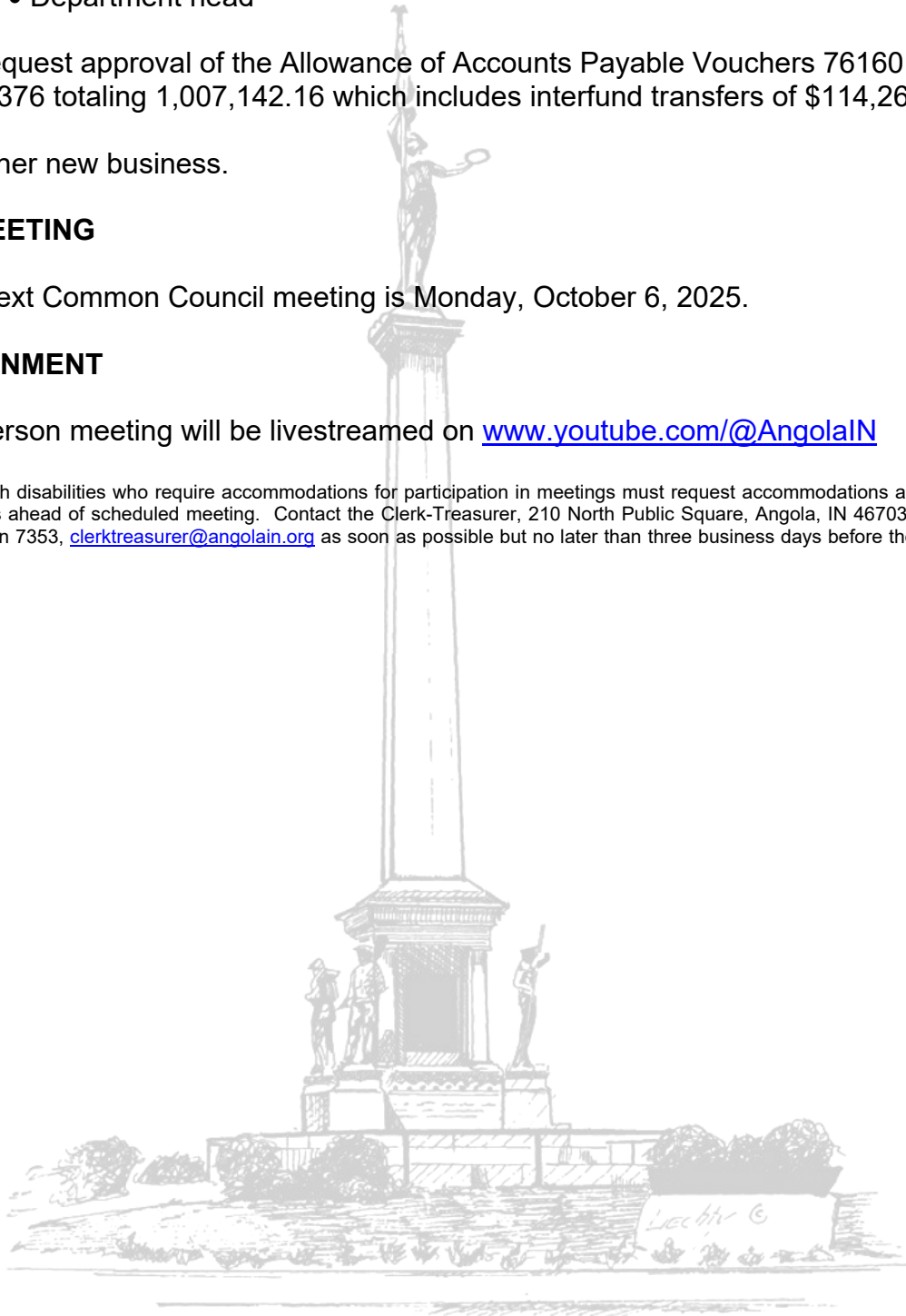
## NEXT MEETING

The next Common Council meeting is Monday, October 6, 2025.

## ADJOURNMENT

This in-person meeting will be livestreamed on [www.youtube.com/@AngolaIN](https://www.youtube.com/@AngolaIN)

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



**September 2, 2025**

The regular meeting of the Common Council of the City of Angola, Indiana was called to order at 7:00 p.m. at City Hall, 210 North Public Square with Mayor David B. Martin presiding. Council Members Randy Coffey, David A. Olson, Charles P. Dowe, Jennifer L. Sharkey, 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, Police Chief Ken Whitmire, Fire Chief Bill Harter, Street Commissioner Chad Ritter, Park Superintendent Matt Hanna, Water Superintendent Mitch Sattison, Wastewater Superintendent Jeff Gaff, Information Technology Director Mark Marple, and Engineering Assistant Nick Gerber.

Also present were Richard Hickman, Lynne Hickman, Debra Twitchell, and County Commissioner Wil Howard.

#### REMARKS BY MAYORS MARTIN

Mayor Martin announced that he had signed a proclamation today that with concurrence of the Plan Commission Innovation Way will be renamed Richard Hickman Way. Former Mayor Hickman was presented with a street sign and thanked for his years of service and many contributions to the City of Angola.

#### APPROVAL OF THE MINUTES

Council Member Olson moved to approve August 18, 2025 minutes. Council Member Coffey seconded the motion. The motion carried 5-0.

#### UNFINISHED BUSINESS

Ordinance No. 1785-2025, AN ORDINANCE FIXING COMPENSATION OF ELECTED OFFICIALS OF THE CITY OF ANGOLA, INDIANA FOR THE YEAR 2026, was read by title and presented to Council on third and final reading. Council Member Olson moved to approve. Council Member Dowe seconded the motion. The motion to approve on third and final reading carried 5-0. (formerly 1784-2025)

Ordinance No. 1786-2025, AN ORDINANCE AMENDING THE ANGOLA MUNICIPAL CODE, TITLE 10 VEHICLES AND TRAFFIC, CHAPTER 10.25 PARKING, was read by title and presented to Council on second reading. Council Member McDermid moved to approve. Council Member Sharkey seconded the motion. The motion carried 5-0.

## NEW BUSINESS

Council Member Olson moved to approve the 2026 Fire Protection Agreement for Jamestown Township with the Town of Fremont in the amount of \$82,290. Council Member Sharkey seconded the motion. The motion carried 5-0.

Council Member Olson moved to approve the Uniform Conflict of Interest Disclosure Statement for Brett Steele. Council Member Coffey seconded the motion. The motion carried 5-0.

City Engineer Cope provided a presentation regarding future street maintenance and funding. Discussion followed.

Mayor Martin presented the 2026 Budget. A budget work session was scheduled for Wednesday September 10 9:00 a.m. at City Hall.

Clerk-Treasurer Herbert presented the 2025 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

Wastewater Superintendent Gaff reported that repair parts had arrived for Clarifier #1. Construction is scheduled to begin on Monday.

## APPROVAL OF ACCOUNTS PAYABLE VOUCHERS

Council Member McDermid moved to approve the Allowance of Accounts Payable Vouchers 75971 through 76159 totaling \$944,613.46. Council Member Coffey seconded the motion. The motion carried 5-0.

## ADJOURNMENT

There being no further business, the meeting was considered adjourned at 7:56 p.m.

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David B. Martin, Mayor  
Presiding Officer

Attest:

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Ryan P. Herbert, Clerk-Treasurer

**September, 10 2025**

The special meeting of the Common Council of the City of Angola, Indiana was called to order at 9:00 a.m. at City Hall, 210 North Public Square with Mayor David B. Martin presiding. Council Members Randy Coffey, David A. Olson, Jennifer L. Sharkey, Charles P. Dowe, and Jerold D. McDermid answered roll. No Council Member was absent. Clerk-Treasurer Ryan P. Herbert recorded the minutes.

Among those present were City Attorney Kim Shoup, City Engineer Amanda Cope, Police Chief Ken Whitmire, Fire Chief Bill Harter, Water Superintendent Mitch Sattison, Wastewater Superintendent Jeff Gaff, Park Superintendent Matt Hanna, Street Commissioner Chad Ritter, Building Commissioner Scott Lehman, and Information Technology Director Mark Marple.

Also present was Randy Coffey.

The purpose of this meeting was a budget work session for the 2026 Budget. Mayor Martin 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 10:17 a.m.

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David B. Martin, Mayor  
Presiding Officer

Attest:

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Ryan P. Herbert, Clerk-Treasurer

## ORDINANCE NO. 1786-2025

### AN ORDINANCE AMENDING THE ANGOLA MUNICIPAL CODE, TITLE 10 VEHICLES AND TRAFFIC, CHAPTER 10.25 PARKING

BE IT HEREBY ORDAINED by the Common Council of the City of Angola, Indiana that Title 10 Vehicles and Traffic, Chapter 10.25 Parking is being amended by the text of existing provisions in this style type, additions will appear in **this style type**, and deletions will appear in ~~this style type~~:

Section 1. Section 10.25.130 Parking prohibited at all times is amended to read as follows:

When signs are erected giving notice, no person shall park a vehicle at any time upon any of the streets or parts of streets described in this schedule:

<i>Street</i>	<i>Side</i>	<i>Location</i>
Broad Street	North	Between North Wayne Street and Elizabeth Street
Broad Street	South	From Jackson Street to North Superior Street
Broad Street	South	From McKinley Street to North Kinney Street
Circle Hill Drive	Both	From East Maumee Street south to the entrance of Circle Hill Cemetery for a distance of 1,220 feet
College Street	West	South property line of Thunder Drive, south to the north property line of Pleasant Street
Darling Street	Both	Between West Maumee Street and Park Avenue
Darling Street	West	Between Park Avenue and Prospect Street
Darling Street	West	Between West Maumee Street and West Gilmore Street
Elizabeth Street	East	Between Broad Street and Mill Street
Elizabeth Street	East	From north line of West Gilmore Street to the south line of West Broad Street
Elizabeth Street	West	A point 128 feet 4 inches south of the south property line of West Gilmore Street to a point 150 feet south of the south property line of West Gilmore Street
Elizabeth Street	West	Between Green Street and West Broad Street; when signs are erected giving notice thereof, no person shall at any time park a vehicle
Elizabeth Street	West	Between West Gilmore Street and Broad Street
Elizabeth Street	West	From south curb line of West South Street to north curb line of Park Avenue

## ORDINANCE NO. 1786-2025

<i>Street</i>	<i>Side</i>	<i>Location</i>
Euclid Avenue	East	From south curb line of East Prospect Street to the south curb line of Water Street
Felicity Street	North	From west curb line of Washington Street to the east curb line of South Wayne Street
Fox Lake Road	Both	Between South Wayne Street and Butler Street
Gale Street	North	Between east curb line of South Martha Street to the east curb line of South Washington Street
Gale Street	North	Between east curb line of South Wayne Street and west curb line of South Martha Street
Gale Street	North	Between South West and South Superior streets
Gale Street	North	West property line of Superior Street, west to the end of Gale <b>Darling</b> Street
Gale Street	South	Between west line of South Martha Street and a point 140 feet west of the west line of South Martha Street
Gale Street	South	From west curb line of South Wayne Street to the east curb line of South West Street
Gilmore Street	North	Between Wayne Street and Elizabeth Street
Gilmore Street	South	Between North Superior Street and Jackson Street
Gilmore Street	South	From east curb line of North Wayne Street to the west curb line or street extension of Victoria Street, at all times
Gilmore Street	South	From west line of North West Street to the east line of North Superior Street
Henney Street	South	From east curb line of Williams Street east 183 feet
Hetzler Court	Both	From West Maumee Street (US Highway 20) north to include the cul-de-sac
Jackson Street	Both	From north curb line of West Maumee Street, north to the south curb line of West Gilmore Street
<del>Kinney Street</del>	<del>East</del>	<del>Between Moss Street and Saginaw Street</del>
<b>Kinney Street</b>	<b>Both</b>	<b>Between Moss Street and Saginaw Street</b>
Manahan Drive	Both	Between West Mill and McKinley Streets
Martha Street	West	Between Broad Street and Gilmore Street
Martha Street	West	From north curb line of East Gale Street to the north curb line of East Pleasant Street

## ORDINANCE NO. 1786-2025

<i>Street</i>	<i>Side</i>	<i>Location</i>
Maumee Street	Both	Between Martha Street and the east limits of the city
Maumee Street	Both	Between West Street and the west limits of the city
Mechanic Street	Both	From Williams Street to Shawnee Drive
Mill Street	North	Between east curb line of North Wayne Street and the west curb line of North Martha Street
Mill Street	North	From west curb line of North Williams Street to the east curb line of North Washington Street
Mill Street	North	West property line of North Wayne Street to the west right-of-way line of the railway
Mill Street	Both	All of East Mill Street east of Williams Street
Mill Street	South	West property line of North Wayne Street to the west right-of-way line of the railway
<del>Moss Street</del>	<del>South</del>	<del>From east curb line of Summit Street for a distance of forty (40) feet east</del>
<b>Moss Street</b>	<b>Both</b>	<b>Between Summit Street and Kinney Street</b>
Nolan Meadows Run	Both	Between Sully Court and East Harcourt Road
Oakwood Street	West	South property line of Thunder Drive, south to the north property line of Prospect Street
Park Avenue	South	Between South Wayne Street and South West Street
Park Avenue	South	West property line of West Street west to the east property line of South Darling Street
Pleasant Street	North	From west curb line of College Street to the east curb line of Oakwood Street
<b>Pleasant Street</b>	<b>South</b>	<b>From a distance of fifty (50) feet west of College St curb line to Darling Street</b>
Prospect Street	South	South Martha to South Washington Street
Prospect Street	South	Between Oakwood Street and College Street
Prospect Street	North	Between College Street and Darling Street
Sarah Drive	Both	S curve area in 100 block
South Street	North	From east curb line of South Wayne Street to west curb line of South Martha Street



## ORDINANCE NO. 1786-2025

<i>Street</i>	<i>Side</i>	<i>Location</i>
South Street	North	West property line of West Street, west to the end of West South Street
South Street	South	East property line of South Wayne Street, east to the west property line of Martha Street
South Street	South	From east curb line of South Martha Street to the west curb line of South Washington Street
South Street	South	From west curb line of South Wayne Street, west to the east curb line of South Elizabeth Street
Stevens Street	East	Between Mechanic Street and Henry Street
Stocker Street	North	Between North Wayne Street and North Martha Street
Summit Street	Both	From Thunder Drive to Saginaw Street, excepting existing and established off-street parking areas
Summit Street	West	From south curb line of West Maumee Street to the north curb line of Saginaw Street
Superior Street	East	From north line of West Maumee Street to the north line of West Gale Street
Superior Street	West	Between West Prospect Street and West South Street
<del>Thunder Drive</del>	<del>North</del>	<del>From Penn Central Railroad west to the west extremity of said street</del>
<b>Thunder Drive</b>	<b>Both</b>	<b>From South Darling Street west to the east property line of the railway</b>
<del>Thunder Drive</del>	<del>South</del>	<del>From the west property line of South Darling Street west to the east property line of the railway</del>
<del>University Avenue</del>	<del>Both</del>	<del>From north curb line of West South Street to the south curb line of West Maumee Street</del>
<del>University Avenue</del>	<del>Both</del>	<del>Easternmost lane of the two-lane boulevard between West Gale Street and West Maumee Street</del>
<del>University Avenue</del>	<del>Both</del>	<del>Westernmost lane of the two-lane boulevard between West Gale Street and West Maumee Street</del>
Wall Street	North	From east curb line of South Martha Street to the west curb line of Euclid Avenue
Washington Street	East	Between East Maumee Street and East Gilmore Street
Washington Street	East	Between Gale Street and South Street

**ORDINANCE NO. 1786-2025**

<i>Street</i>	<i>Side</i>	<i>Location</i>
Washington Street	East	From north curb line of East Prospect Street to the south curb line of Water Street
Washington Street	East	From the south curb line of East Maumee Street to the south curb line of East Gale Street
Washington Street	West	Between Broad Street and Randolph Street
Washington Street	West	Between East Maumee Street and East Gilmore Street
Washington Street	West	Between East Maumee Street and East Prospect Street
Water Street	North	From west curb line of South Martha Street to the east curb line of South Wayne Street
Water Street	South	Between Euclid Street and John Street
Water Street	South	Intersection of South Wayne Street to the west curb line of Euclid Avenue
Wayne Street	Both	Between Gale Street and the south boundary of the city
Wayne Street	Both	Between Gilmore Street and the north limits of the city
Westwood Drive	North	Between West Maumee Street and North Gerald Lett Avenue
Williams Street	East	Between Sarah Drive and the school crosswalk
Williams Street	East	From centerline of East Mill Street 259 feet north of centerline of East Mill Street
Williams Street	East	From north curb line of East Maumee Street to the south curb line of East Broad Street
Williams Street	Both	From south curb line of East Mill Street to the north curb line of Randolph Street
Williams Street	West	From the north curb line of East Mill Street to the south curb line of East Stocker Street
Williams Street	West	From south curb line of Broad Street to the north curb line of East Maumee Street
Wohlert Street	East	From north curb line of West Stocker Street, north to the south curb line of Weatherhead Street

**ORDINANCE NO. 1786-2025**

PASSED AND ADOPTED by the Common Council of the City of Angola, Indiana,  
on the \_\_\_\_\_ day of September 2025 by the vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

\_\_\_\_\_  
David B. Martin, 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 September 2025.

\_\_\_\_\_  
Ryan P. Herbert, Clerk-Treasurer

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

\_\_\_\_\_  
David B. Martin, Mayor

**ORDINANCE NO. 1787-2025**

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

**SUMMARY**

This ordinance amends the Zoning Map of the City of Angola, Indiana by changing the zoning of a parcel of land to Neighborhood Commercial (NC) District. The property is located at 1207 S Wayne St, parcel number: 760635000016000012.

**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 on September 8, 2025, held a legally advertised Public Hearing; and

**WHEREAS**, the City of Angola Plan Commission, on September 8, 2025, heard input from the public and unanimously forwarded a *favorable recommendation* to the Angola Common Council of said real estate.

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

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

*The parcels totaling approximately 2.0-acres located at 1207 S Wayne St (Parcel ID 760635000016000012). The legal description is attached hereto as Exhibit A.*

*The aforementioned tract of land shall officially be changed to the Neighborhood Commercial (NC) 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. 1787-2025**

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

\_\_\_\_\_  
David B. Martin, Mayor

Attest:

\_\_\_\_\_  
Ryan Herbert, Clerk-Treasurer

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

\_\_\_\_\_  
Ryan Herbert, Clerk-Treasurer

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

\_\_\_\_\_  
David B. Martin, Mayor

**Exhibit A**

**Legal Description**

BEGINNING AT THE CENTER OF SAID SECTION 35, T-37-N, R-13-E, RUNNING THENCE NORTH ALONG THE S 1/2 LINE FIVE HUNDRED FIFTEEN AND 50/100 (515.5) FEET TO THE **TRUE POINT OF BEGINNING** OF THIS DESCRIPTION; THENCE EAST THREE HUNDRED THIRTY-THREE AND 80/100 (333.8) FEET; THENCE NORTH TWO HUNDRED (200) FEET; THENCE WEST THREE HUNDRED THIRTY-THREE AND 80/100 (333.8) FEET TO THE QUARTER LINE OF SAID SECTION 35; THENCE CONTINUING WEST EIGHTY-TWO (82.0) FEET TO THE CENTER LINE OF CO. RD. OLD U.S. 27; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF CO. RD. OLD U.S. 27 TWO HUNDRED THREE AND 65/100 (203.65) FEET; THENCE EAST ONE HUNDRED TWENTY AND 40/100 (120.40) FEET TO THE TRUE POINT OF BEGINNING, CONTAINING **2.00 ACRES**.

**ALSO:** AN EASEMENT FOR INGRESS AND EGRESS OVER A TRACT OF LAND FORTY FEET IN WIDTH LYING IMMEDIATELY SOUTH OF ADJACENT TO AND RUNNING THE ENTIRE DISTANCE EAST AND WEST OF THE ABOVE DESCRIBED REAL ESTATE.

SUBJECT TO ALL EASEMENTS, ASSESSMENTS, HIGHWAYS, RESTRICTIONS, AND OTHER LIMITATIONS OF RECORD, OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.

DRAFT

**Exhibit B**





**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](mailto:planning@angolain.org)

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

On September 8, 2025, the City of Angola Plan Commission held a legally advertised Public Hearing to consider a Zoning Map Amendment (rezoning) request made by Remax, Tim Zank on behalf of property owner Angola Hillcrest Bible Church Inc. The request is for one parcel of  $\pm$  2.00-acres of land located at 1207 S Wayne St. (Parcel ID 760635000016000012). The Plan Commission heard the Staff Report, a presentation by the applicant, and input from the public.

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

Certified by:

Retha Hicks, *Director*

*Economic Development and Planning Department*



Project Name:	2025-PC-09001
Application Type:	Rezone
Applicant:	Remax, Tim Zank
Owner:	Angola Hillcrest Bible Church
Location:	1207 S Wayne St
Current Zoning & Overlay Districts:	IS: Institutional District
Hearing Date:	September 8, 2025
Required Notice:	Legal Notice of the Public Hearing appeared in The Herald Republican on August 29, 2025. Seventeen (17) property owners within 300-ft of the project were sent notice on August 28, 2025.
Applicable Code Provisions:	Title 18: Unified Development Ordinance Indiana Code: Zoning Ordinance 36-7-4-600 Series Indiana Code: Commitments; enforcement 36-7-4-1015
Floodplain Status:	Not within a floodplain
Staff Recommendation:	Approval

### Summary

The requested zoning map amendment is for a ±2.0-acre parcel located at 1207 S Wayne St. The request is to rezone from Institutional District (IS) to Neighborhood Commercial (NC). The property is currently the home of the Angola Hillcrest Bible Church, but they have decided to sell the property. There is a pending sale, and the buyers are planning to convert the building into a hair salon/spa and add an apartment. To help the buyers achieve their goals, the applicants are requesting the rezone to Neighborhood Commercial (NC).



### Applicable Zoning Code Provisions

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

- |                                    |                                       |                                     |
|------------------------------------|---------------------------------------|-------------------------------------|
| (A) Bank machine or ATM walk-up.   | (H) Health spa or day spa.            | (P) Restaurant.                     |
| (B) Bank without drive-up window.  | (I) Home business, type 1.            | (Q) Retail sales, low intensity.    |
| (C) Barber or beauty shop.         | (J) Home business, type 2.            | (R) Retail sales, medium intensity. |
| (D) Coffee shop.                   | (K) Home business, type 3.            | (S) Studio arts.                    |
| (E) Delicatessen.                  | (L) Ice cream shop.                   | (T) Tailor or pressing shop.        |
| (F) Dwelling units (upper floors). | (M) Office, general.                  | (U) Tanning salon.                  |
| (G) Farmers' market.               | (N) Photographic studio.              | (V) Wind turbine system, small.     |
|                                    | (O) Recreation center or play center. |                                     |

### Site Photos



*Above: Northeast view*

*Below: East view*



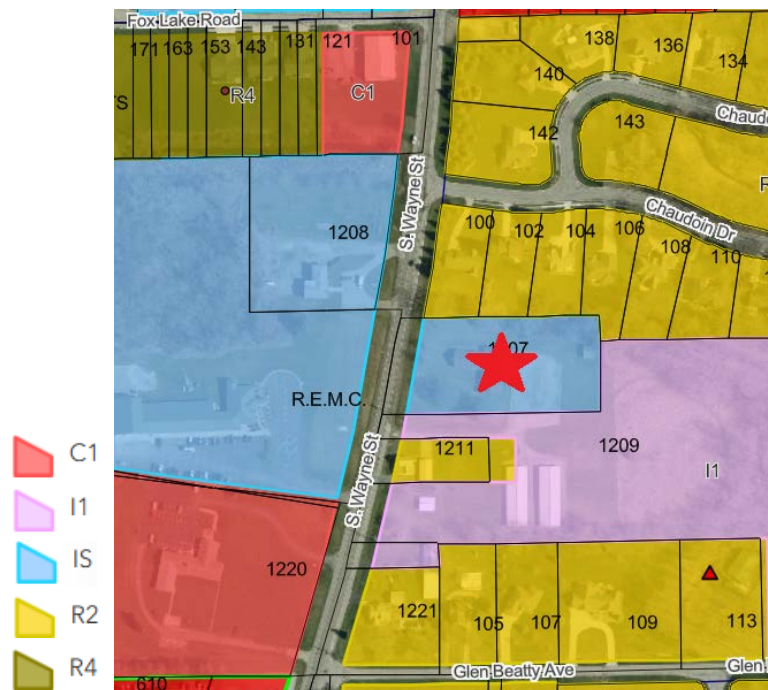


*Southeast view*

### **Contextual Zoning & Land Use**

The property is currently zoned IS: Institutional District. Surrounding land uses include:

- North – R2: Residential
- East – I1: Low Intensity Industrial
- South – I1: Low Intensity Industrial (Storage Units), R2: Residential
- West – IS: Institutional (REMC)



**Comprehensive Plan**

Principle 1: Manage Community Form and Growth

Objective 1.5: Strongly encourage redevelopment of under-utilized, vacant, or abandoned structures and lots.

Objective 1.14: Continue redevelopment of existing under-utilized properties on S Wayne St.

The Future Land Use Map shows this area as Medium Density Residential.

**Public Input**

Two phone calls were received from neighbors as a result of the adjoining notices. Both had questions but expressed no concerns.

**Staff Conclusion & Recommendations**

In conclusion, Staff are in support of the zoning map amendment. We believe the Neighborhood Commercial District is a good fit for this area. The amendment presents an opportunity for economic growth while also adding additional housing for the residents of Angola.



**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 a parcel of land to Low Intensity Industrial (I1) District. The property is located just south of US 20, on the east side of I-69, parcel number: 760628000048000012.

**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 on September 8, 2025, held a legally advertised Public Hearing; and

**WHEREAS**, the City of Angola Plan Commission, on September 8, 2025, heard input from the public and unanimously forwarded a *favorable recommendation* to the Angola Common Council of said real estate.

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

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

*The parcels totaling approximately 1.61-acres located just south of US 20, on the east side of I-69 (Parcel ID 760628000048000012). The legal description is attached hereto as Exhibit A.*

*The aforementioned tract of land shall officially be changed to the Low Intensity Industrial (I1) 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. 1788-2025**

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

\_\_\_\_\_  
David B. Martin, Mayor

Attest:

\_\_\_\_\_  
Ryan Herbert, Clerk-Treasurer

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

\_\_\_\_\_  
Ryan Herbert, Clerk-Treasurer

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

\_\_\_\_\_  
David B. Martin, Mayor

**Exhibit A**  
**Legal Description**

A tract of land situated in the west half of the southwest quarter of Section 28, Township 37 North, Range 13 East, Pleasant Township, Steuben County, Indiana, bounded as follows:

Commencing at the northeast corner of the west half of the southwest quarter of said Section 28 and running thence south 90 degrees 00 minutes west 566.00 feet on the north line of said southwest quarter to the true point of beginning; thence south 00 degrees 00 minutes west 50.00 feet; thence south 46 degrees 44 minutes 34 seconds west 112.98 feet; thence south 12 degrees 14 minutes 30 seconds west 163.59 feet; thence south 30 degrees 27 minutes 30 seconds west 210.12 feet; thence south 34 degrees 50 minutes 50 seconds west 297.64 feet; thence south 32 degrees 19 minutes 01 seconds west 373.58 feet; thence south 16 degrees 51 minutes 55 seconds west 155.44 feet; thence north 73 degrees 08 minutes 05 seconds west 120.91 feet to the Interstate #69 limited access right of way line; thence north 18 degrees 39 minutes 07 seconds east 1108.36 feet on said right of way line; thence north 84 degrees 40 minutes east 235.80 feet on said right of way line; thence north 00 degrees 28 minutes west 70.00 feet to the north line of the Southwest quarter of said section 28; thence north 90 degrees 00 minutes east 165.41 feet back to the true point of beginning. Subject to legal highways.

Above description taken from survey by David L. Boone, R.L.S. No. S-0134, State of Indiana. Dated: March 12, 1981. D'W'G No. 3946-80A.

**EXCEPTING THEREFROM:** A part of the west half of the southwest quarter of Section 28, Township 37 North, Range 13 East, Pleasant Township, Steuben County Indiana, described as follows: Commencing at the northeast corner of the west half of the southwest quarter of said Section 28; thence South 90 degrees 00 minutes West (assumed bearing) 566.00 feet along the north line of said southwest quarter; thence South 00 degrees 00 minutes West 50.00 feet to a concrete right-of-way marker at the true point of beginning of this description; thence South 46 degrees 44 minutes 34 seconds West 112.98 feet to an iron rod; thence North 90 degrees 00 minutes West 40.62 feet to a P.K. nail in the centerline of County Road #300W; thence North 03 degrees 51 minutes 57 seconds East 77.60 feet along said centerline to a P.K. nail at the intersection of said centerline with the south right-of-way line of U.S. Highway #20; thence North 90 degrees 00 minutes East 117.67 feet along said south right-of-way line back to the true point of beginning. Subject to legal highways and easements of record. Containing 0.141 acres.

Above description of Exception taken from survey by Robert E. Rowland, R.L.S. No. 10617, State of Indiana, dated, 1/9/89. Drawing #89-002.

**ALSO EXCEPTING THEREFROM:** A 40.00 foot roadway situated in the west half of the Southwest quarter of Section 28, Township 37 North, Range 13 East, Pleasant Township, Steuben County Indiana, the center line of which is described as follows:

Commencing at the northeast corner of the west half of the southwest quarter of said section 28 and running thence south 90 degrees 00 minutes west 566.00 feet on the center section line; thence south 00 degrees 00 minutes west 50.00 feet to the south right of way line of U.S. Highway #20; thence south 90 degrees 00 minutes west 117.67 feet on said right of way line to the center line of said 40.00 foot roadway and being the true point of beginning; thence south 03 degrees 58 minutes 20 seconds west 59.56 feet on said center line; thence on a center line curve to the right 365.82 feet, said curve having a radius of 590.09 feet and a central angle of 35 degrees 31 minutes 10 seconds; thence south 39 degrees 29 minutes 30 seconds west 319.71 feet on said center line; thence on a center line curve to the left 530.16 feet, said curve having a radius of 1203.91 feet and a central angle of 36 degrees 45 minutes 30 seconds, and there ending, said roadway containing 1.17 acres.

## ORDINANCE NO. 1788-2025

Excepting therefrom the following described real estate:

A part of the West half of the Southwest quarter of Section 28, Township 37 North, Range 13 East, Pleasant Township, Steuben County, Indiana described as follows:

Commencing at the Northeast corner of the West half of the Southwest quarter of said Section 28; thence South 90°00'00" West (assumed bearing) 731.41 feet along the North line of the Southwest quarter of said Section 28; thence South 00°28'00" East 70.00 feet to the Interstate #69 limited access right-of-way line; thence South 84°40'00" West 235.80 feet along said right-of-way line; thence South 17°55'33" West (recorded South 18°39'07" West) 294.68 feet along said right-of-way line to a 5/8 inch rebar at the true point of beginning of this description; thence continuing South 17°55'33" West 815.25 feet along said right-of-way line to an iron rod; thence South 73°08'05" East 40.50 feet to a 5/8 inch rebar on the Westerly right-of-way line of a 40-foot county road; thence Northeasterly along said Westerly right-of-way line along a 1189.53 foot radius curve to the right 537.19 feet with a chord bearing of North 26°09'13" East 532.58 feet to a 5/8 inch rebar; thence North 38°40'41" East 308.86 feet along said Westerly right-of-way line to a 5/8 inch rebar; thence North 72°26'06" West 226.15 feet back to the point of beginning, containing 2.085 acres, subject to legal highways and easements of record.



Exhibit B





**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](mailto:planning@angolain.org)

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

On September 8, 2025, the City of Angola Plan Commission held a legally advertised Public Hearing to consider a Zoning Map Amendment (rezoning) request made by 69 & 20 LLC, Mark Cockroft. The request is for one parcel of  $\pm 1.61$ -acres of land located just south of US 20, on the East side of I-69. (Parcel ID 760628000048000012). The Plan Commission heard the Staff Report, a presentation by the applicant, and input from the public.

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

Certified by:

Retha Hicks, *Director*

*Economic Development and Planning Department*

Project Name:	2025-PC-09003
Application Type:	Rezone
Applicant:	69 & 20 LLC, Mark Cockroft
Owner:	69 & 20 LLC
Location:	J/S of US 20, on the East side I-69
Current Zoning & Overlay Districts:	HC: Highway Commercial District
Hearing Date:	September 8, 2025
Required Notice:	Legal Notice of the Public Hearing appeared in The Herald Republican on August 29, 2025. Eight (8) property owners within 300-ft of the project were sent notice on August 28, 2025.
Applicable Code Provisions:	Title 18: Unified Development Ordinance Indiana Code: Zoning Ordinance 36-7-4-600 Series Indiana Code: Commitments; enforcement 36-7-4-1015
Floodplain Status:	Not within a floodplain
Staff Recommendation:	Approval

### Summary

The requested zoning map amendment is for a ±1.61-acre parcel located just south of US 20, on the East side of I-69. The request is to rezone from Highway Commercial (HC) to Low Intensity Industrial (I1) to match the zoning of the adjacent property to the South. The requested property is currently vacant. The applicant recently purchased this property along with the adjacent property. If the rezone is granted, the applicant will be combining the parcels and seeking development plan approval to expand the current self-storage business.



### Applicable Zoning Code Provisions

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

- |   |                                      |                                 |
|---|--------------------------------------|---------------------------------|
| (A) Automobile repair/body shop.            | (H) Manufactured home sales.         | (P) Self storage facility.      |
| (B) Automobile services.                    | (I) Manufacturing, light.            | (Q) Technology park.            |
| (C) Broadcast studio.                       | (J) Office, construction trade.      | (R) Telecommunication facility. |
| (D) Commercial training facility or school. | (K) Permanent outdoor display areas. | (S) Testing lab.                |
| (E) Distribution facility.                  | (L) Recycling collection point.      | (T) Warehouse storage facility. |
| (F) Farmers' market.                        | (M) Research center.                 | (U) Welding facility.           |
| (G) Flex-space.                             | (N) Retail sales, special.           | (V) Wind turbine system, large. |
|   | (O) Sale of agricultural products.   | (W) Wind turbine system, small. |

### Site Photos



*Northwest view*





*Above: West view*

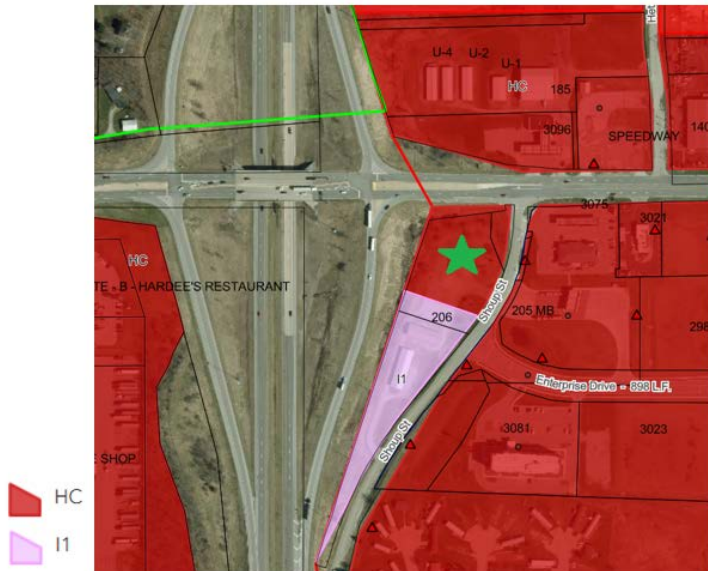
*Below: South view*



### **Contextual Zoning & Land Use**

The property is currently zoned HC: Highway Commercial District. Surrounding land uses include:

- North – HC: Highway Commercial
- East – HC: Highway Commercial
- South – I1: Low Intensity Industrial (Storage Units)
- West – HC: Highway Commercial



## Comprehensive Plan

Principle 1: Manage Community Form and Growth

Objective 1.5: Strongly encourage redevelopment of under-utilized, vacant, or abandoned structures and lots.

The Future Land Use Map shows this area as Highway Commercial.

## Public Input

No input has resulted from the public notices.

## Staff Conclusion & Recommendations

In conclusion, Staff are in support of the zoning map amendment. The amendment presents an opportunity to expand and refresh an existing business in our community and make use of a vacant lot.

**ORDINANCE NO. 1789-2025**

**AN ORDINANCE AMENDING THE ANGOLA MUNICIPAL CODE,  
TITLE 10 VEHICLES AND TRAFFIC, CHAPTER 10.15 TRAFFIC,  
STOP INTERSECTIONS**

BE IT HEREBY ORDAINED by the Common Council of the City of Angola, Indiana that the Angola Municipal Code is being amended by the text of existing provisions in this style type, additions will appear in **this style type**, and deletions will appear in ~~this style type~~:

Section 1. Section 10.15.120 Three way stop intersections is amended to read:

In accordance with AMC 10.15.020 and when signs are erected giving notice thereof, the following intersections shall be stop intersections:

<i>Through Street</i>	<i>Intersecting or Stop Street</i>	<i>Direction</i>
Bluffview Drive and Redding Lane	Stony Ridge Drive	E, W & S
Broad Street	Kinney Street	E, W & S
Darling Street	Felicity Street	W, N & S
Darling Street	Fox Lake Road	E, W & N
<del>Innovation Way</del>	<del>Enterprise Drive</del>	<del>E, S &amp; N</del>
<b>Richard Hickman Way</b>	<b>Enterprise Drive</b>	<b>E, S, &amp; N</b>
Regency Drive	Buell Drive	W, N & S
Washington Street	Gale Street	E, N & S

PASSED AND ADOPTED by the Common Council of the City of Angola, Indiana, on the \_\_\_\_\_ day of October 2025 by the vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

\_\_\_\_\_  
David B. Martin, Mayor

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 October 2025.

\_\_\_\_\_  
Ryan P. Herbert, Clerk-Treasurer

**ORDINANCE NO. 1789-2025**

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

---

David B. Martin, Mayor





### City of Angola

Office of Economic Development and Planning  
210 N. Public Sq. – Angola City Hall 2<sup>nd</sup> Floor  
Angola, IN 46703

(260) 665-7465

email:

[adaglow@angolain.org](mailto:adaglow@angolain.org)

website:

[www.angolain.org](http://www.angolain.org)

### CITY OF ANGOLA FAÇADE GRANT PROGRAM APPLICATION

Property Address: 101 W Maumee St. Angola, IN 46703  
 Name of Applicant: (Wade Stiefken) Piazza Properties  
 Mailing Address: 55 LN 1600 Jimmerson LK Angola, IN 46703  
 Phone: 260-417-9804 Email: Wade.hydroteche@gmail.com  
 Business Name: Piazza Properties, Inc.  
 Federal Tax ID #: 46-1333326

Your relationship to the project: ☐ Business Owner ☐ Contractor ☒ Property Owner

*If not the property owner, enter the owner's name and information below.*

*(See Property Information and Ownership Verification Form attached)*

Owner's Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Has this site previously received an improvement grant from the City of Angola? ☒ Yes ☐ No

If yes, list the dollar amount & year received. \$ 5,000 Year: 2024

Are property taxes current? ☒ Yes ☐ No

Include below a complete description of the proposed facade improvements.

Applications must include a photograph of the property in its current condition, plans drawn to scale, photographic rendering, samples of paint colors and materials to be used and the project budget.

Description of Project:

Replacing the three upper windows on the North Side (Maumee St.) with new double hung grided windows and with half circles on top. Windows will be similar to the new ones installed on the East Side last year. Exterior trim to be brown.

Installing new composite ship lap siding (brown) on the Awning faces at the North and East entrances.

Replacing seven sconce lights at the awnings (black). Repainting the soffits, trims and posts at each entrance as well. Color scheme will be browns.

**CITY OF ANGOLA FAÇADE GRANT PROGRAM APPLICATION (continued)**

Date of proposed start: As soon as possible - Summer '25 Date of initial building inspection: \_\_\_\_\_  
 Date of proposed completion: 23 weeks duration  
 Estimated cost of improvement: \$ \$22,000 - \$25,000  
 Amount of funding requested: \$ 10,000

Name of Contractor and Business Name: Shawn Moore - R's Home Services (260) 312-9756  
 Address: Jeremy Chandler - Window World (260) 483-3117  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_

I understand that local and or state permits must be obtained prior to starting the project.

I understand and have read the Façade Program Guidelines and that in order for the request of project funds to be approved I must follow the guidelines of the City of Angola, the City of Angola Common Council and reviewed by the City of Angola's Historic Preservation Commission.

Name of Applicant (Printed): Wade Stephen, Piazza Properties, Inc.

Applicant Signature: [Signature] Date: 7-14-25

Completed application and forms can be mailed, emailed or delivered to :

The City of Angola  
 Office of Economic Development and Planning  
 210 N Public Square  
 Angola, IN 46703  
 ph: 260-665-7465  
 email: [adaglow@angolain.org](mailto:adaglow@angolain.org)  
 website: [www.angolain.org](http://www.angolain.org)

---

For office use:

Date passed by Angola Common Council: \_\_\_\_\_

City of Angola Façade Grant Program

02192025



## CITY OF ANGOLA FAÇADE GRANT PROGRAM

### PROPERTY INFORMATION AND OWNERSHIP VERIFICATION FORM

*This form must be notarized.*

#### GRANT PROJECT LOCATION

Address: 101 W. Maumee St. Angola, IN 46703

#### APPLICANT INFORMATION

Name of Applicant: Piazza Properties, Inc. (Wade Stiefken)

Address: 55 LN 160 Jimmerson LK. Angola, IN 46703

Telephone Number: (260) 417 - 9804 Email Address: Wade.hydrotech@gmail.com

PROPERTY OWNER NAME (if different than applicant):

Name of Owner: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: ( ) - Email Address: \_\_\_\_\_

#### PROPERTY OWNER VERIFICATION

As the legal deeded owner of the above property, I hereby grant authorization to complete the façade and/or improvements as indicated in this application.

Wade Stiefken, Piazza Properties, Inc.

Printed Name of Property Owner(s)

7-14-25

Date

[Signature]

Signature of Property Owner(s)

7-14-25

Date



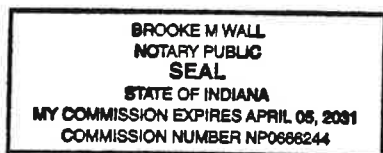
## CITY OF ANGOLA FAÇADE GRANT PROGRAM

## Notarization of Property Information and Ownership Verification

ADDRESS OF PROPERTY: 101 W. Maumee St. AngolaState of Indiana, County of Steuben being duly sworn deposes

and says that he/she is the owner of the property above named, that he/she has read and understood all the information contained herein and that all answers and statements contained in this form are true.

[Signature]  
Signature of Owner

Subscribed and sworn before me this 15 day of July, 20 25Resident of DeKalb County

Brooke M Wall  
Signature of Notary Public

Brooke M Wall  
Printed Name

April 5, 2031  
My commission expires:



Council Approved Amount \_\_\_\_\_

For office use only

## CITY OF ANGOLA FAÇADE GRANT AGREEMENT

WHEREAS, the undersigned are the Owners of a building or structure located within the City of Angola ("City");  
 WHEREAS, the City has been designated by the City of Angola Common Council as an urban area in need of economic revitalization;  
 WHEREAS, the City has been authorized by statute to repair, rehabilitate and otherwise enhance said property so as to improve its overall general economic climate;  
 WHEREAS, the Owner(s) of the below described real estate are desirous of improving the property and have applied for and have met all of the eligibility requirements established by the City of Angola Common Council.

IN CONSIDERATION THEREOF, this 14<sup>th</sup> day of July 20 25, Piazza Properties, Inc. ("Owner"), and the City of Angola ("City") for the mutual covenants stated herein, do pledge and agree as follows:

### SECTION 1: SUBJECT PROPERTY AFFECTED

For purposes of this Agreement, "Owner" shall mean the Owner of the property hereinafter known as:

(INSERT PROPERTY ADDRESS) 101 W. Maumee St. Angola, IN 46703

### SECTION 2: CONSIDERATION AND SCOPE

Owner shall cause improvements to the public way and City shall grant money to the Owner for said enhancement and rehabilitation activities in a sum not to exceed \$10,000.

The parties expressly agree that improvements and rehabilitation activities undertaken under the terms of this Agreement are expressly for the betterment of the City of Angola. The parties hereto further agree that any improvement or activity contemplated by this Agreement is for the improvement of public spaces and/or works.

### SECTION 3: CONTRACT DOCUMENTS

The following Documents are attached hereto and hereinafter incorporated by reference:

- a. This Agreement;
- b. Copy of the Recorded Property Deed;
- c. Grant Application;
- d. Description of Work;
- e. General Conditions/Specifications;
- f. Special Instructions (if any);
- g. Contract Addenda (if any).
- h. Evidence of insurance from property owner/tenant/contractor

This Agreement, together with other documents enumerated in this Section shall comprise the entirety of the Contract between the parties. All prior documents, negotiations or correspondence are to be considered as merged fully into this document.

City of Angola Façade Grant Program

02192025

## CITY OF ANGOLA FAÇADE GRANT AGREEMENT (pg.2)

### SECTION 4: WORK TO BE PERFORMED

Owner agrees to fully perform all of the work described in the documents enumerated in Section 4 of this Agreement. Owner, upon receipt of an executed Grant Agreement from the City, shall furnish all supervision, technical knowledge, personnel, labor, materials, tools, equipment and shall perform all work required for the rehabilitation and renovation of the subject property.

### SECTION 5: OWNER RESPONSIBILITIES

- a. **Obtaining Quotes:** Owner agrees to obtain up to two (2) quotes from qualified contractors prior to the initiation of work. Owner shall forward these quotes to the City. Owner will accept the most appropriate responsive and responsible bid. In the event Owner wishes not to proceed with any of the responsive bidders, he or she must submit in writing the reason therefore to the Department of Economic Development and Planning. The City may, in its discretion, permit Owner to select an appropriate contractor.
- b. **Start date:** **Owner agrees to commence work within 30 calendar days** of receipt of an executed Grant Agreement. This requirement does not apply to the Owner's hiring of an architect or engineer and applies only to Contractor's providing labor and materials for construction.
- c. **Subcontracting:** The Owner agrees that he/she is completely responsible for the acts or omissions of his subcontractors and of the person either directly or indirectly employed by them. **Nothing in the Contract documents shall create any contractual relationship between any contractor, subcontractor or agent of Owner, and the City of Angola.**
- d. **Equal Employment and Federal Labor Standards:** The Owner will not discriminate against any employee or applicant for employment because of race, creed, color, age or national origin.
- e. **Permits, Fees, Engineering Studies and Registered Surveys:** The Owner shall obtain and pay for all necessary permits, inspection charges and licenses for the authorization and execution of the work and labor performed. The Owner shall furnish all engineering studies and registered surveys as required and specified.
- f. **Compliance with Code:** The Owner shall perform all work done under the contract in a journeyman-like manner and in conformance with applicable codes, ordinances, regulations, and requirements whether or not covered by the specifications and drawings for the work as made part of the contract.
- g. **Protection and Storage:** The Owner shall protect the premises and public right of ways from damage. Drop cloths shall be used when required. Sidewalks and roadways shall be kept clear of materials and equipment. The premises shall be protected from weather and natural elements. (see insurance details (i))
- h. **Clean Up and Clearance:** The Owner shall keep the premises clean and orderly during the course of the work and remove all debris at the completion of the work. Materials and equipment that have been removed and replaced as part of the work shall belong to the Owner unless stated otherwise in the specifications. If lead hazard abatement is involved, clearance is required. Liability of all damages that may occur is that of the building owner/tenant.
- i. **Insurance:** Owner shall maintain, during the entire term of this Agreement, general liability insurance in an amount equal to \$500,000.00 or more combined single limit.
- j. **Information Exchange:** The Owner shall agree to submit to the City, upon request, any information concerning work performed or to be performed under this Contract.

**Property Taxes:** Property taxes for the building cited in the grant application must be current and proof of that status must be provided.

## **CITY OF ANGOLA FAÇADE GRANT AGREEMENT (pg.3)**

### **SECTION 6: QUALIFYING IMPROVEMENTS**

- a. The City shall only extend payment upon the terms and conditions set forth herein, and only for qualifying work. "Qualifying Work" shall be defined as those improvements listed within the Grant Application, made a part hereof by operation of Section 3.
- b. Owner may not use City funds for any of the following items:
  - i. Interior improvements;
  - ii. Additions to existing structures;
  - iii. Sidewalks;
  - iv. Purchase of furnishings, equipment or other personal property
  - v. Improvements completed or in progress prior to notification of approval;
  - vi. Repair or creation of features not compatible with original architecture.

### **SECTION 7: PERMANENCE OF IMPROVEMENTS; REMEDIES OF CITY**

The parties agree that City funds used to purchase and/or otherwise finance exterior improvements to the above described real estate are considered permanent in nature and will remain with the subject property, even in the event of sale by Owner to a third-party.

Owner may not remove, dispose of or otherwise procure the absence of any fixture or improvement financed with City Funds. In the event that Owner should remove any fixture, improvement or any part thereof, The City shall have the right to receive the full amount of the grant made to Owner under the terms of this Agreement.

Nothing in this section may be construed as abrogating or altering any other remedies ascribed to the City or to the Owner by operation of this Agreement. The remedy contemplated under this section is additional to any other remedy available at law or equity.

### **SECTION 8: PAYMENT**

The City shall reimburse Owner a sum not to exceed \$ 10,000.00 for monies expended for the work. That sum is payable when the following terms and conditions have been fully met:

- a. Owner has fully performed all of the work described in the contract documents.
- b. Owner has expended an amount equal to or greater than the grant amount described above.
- c. Owner has completed, signed and delivered an invoice, cancelled payment check, and claim form to the City indicating total project cost.
- d. Owner has complied with the "no lien" provisions contained in Section 11 of this Agreement.

After Owner has fully performed, Payment shall be due within thirty (30) days following completion of all terms of this Contract and final inspection of same by the Owner, any relevant regulatory agencies and the City.

The City shall not be obligated to pay any sum in excess of \$10,000.00 for work performed under this Agreement.

### **SECTION 9: CONFLICT OF INTEREST**

No member of the governing body of the community and no other officer, employee or agent of the community, who exercises any function or responsibilities with the planning of the project, shall not be involved with the review or approval of a project associated in this Contract; and, shall take appropriate steps to assure compliance.

## **CITY OF ANGOLA FAÇADE GRANT AGREEMENT (pg. 4)**

### **SECTION 10: INDEMNIFICATION**

Owner, Owner's agents and any contractor or subcontractor acting on behalf of Owner, hereby agree to indemnify, defend, and hold harmless the City of Angola from and against any and all losses, liabilities, damages, expenses, cost and fees (including, without limitation, attorney's fees and other professional fees) incurred by the City arising from Owner's breach or the acts or omissions of Owner, its employees, agents, subcontractors, invitees and representatives.

### **SECTION 11: NO LIENS**

As material consideration for the execution of this Agreement by City, the parties hereto agree that no liens shall attach to the Project or to the Work or to any funds that may be payable under this Agreement, in any case by reason of payment or non-payment by or to Owner, or any subcontractor's mechanics, journeymen, laborers or persons performing labor upon furnishing materials equipment or machinery for the Work (collectively "waiving person"). Owner, for it and for all other waiving persons, hereby WAIVES all right to claim a lien, or to file notice of a lien, against the Project or the Work for any purpose. If any liens are filed, Owners shall at its expense, obtain the release or discharge of the lien. If Owner fails to promptly do so, City shall have all legal and equitable rights and remedies against Owner.

### **SECTION 12: AUTHORITY**

Each person signing this Agreement in a representative capacity on behalf of Owner or City warrants and represents that

- (i) said person has the actual authority and power to sign and bind the person's respective principal to this Agreement; and
- (ii) all action necessary to authorize execution of this Agreement has been duly taken.

### **SECTION 13: WARRANTIES**

Owner hereby warrants that the Work, including all labor materials, soil compaction and workmanship for a period of one (1) year from and after full completion of all of the work will be free of defects, irregularities and deficiencies, and shall promptly repair, at Owner's expense, all such defects, irregularities and deficiencies detected by the City, its successors or agents, within said one-year period.

### **SECTION 14: BREACH; REMEDIES**

In the event of a breach or threatened breach of this Agreement, the City shall have the right to monetary damages, equitable relief (including without limitation, specific performance) or any other rights or remedies available at law or equity. All remedies of the City shall be cumulative and shall not be deemed exclusive.

### **SECTION 15: MODIFICATION; WAIVER; ENTIRE AGREEMENT**

The provisions of this Agreement may not be waived, amended or modified except by the express terms of an instrument or documents written and signed by the City and the Owner.

This Agreement and its attachments constitute the entire understanding between the parties. If for any reason a provision hereof is determined by a court of competent jurisdiction to be invalid, unenforceable or illegal, said determination shall not affect the validity of all other provisions of this Agreement.

### **SECTION 16: ADDITIONAL COVENANTS**

The rights and obligations of the parties hereunder shall inure to the benefit of and shall be binding upon, the heirs, personal representatives, successors and assigns of Owner and City, provided that this Agreement may not be assigned by Owner without the express written consent of the City.



**CITY OF ANGOLA FAÇADE GRANT AGREEMENT (pg. 5)****SECTION 17: GOVERNING LAW**

This Agreement shall be construed under and governed by the laws of the State of Indiana.

**SECTION 18: NOTICE**

All notices required to be sent from one party to another shall be sent by US Mail first-class postage prepaid or certified mail or overnight courier to the address listed below.

**THE PARTIES TO THIS AGREEMENT HAVE HEREUNTO SET THEIR HANDS:**

By:

Mayor, City of Angola, Indiana



By: Wade Stieffken - Piazza Properties, Inc.  
Owner

Date

/

7-14-25

Date

By:

Tenant

Date









### Best-in-Class Features:

- ❶ Multi-chambered welded vinyl mainframe and sash provide exceptional strength and durability.
- ❷ Beveled exterior profile creates stylish curb appeal.
- ❸ Recessed lock and keeper maintains clean sight lines while also ensuring a weather-tight seal.
- ❹ Double-strength clear glass with Intercept® spacer guarantees top thermal efficiency.
- ❺ Bulb seal creates an airtight closure to protect against wind and weather.
- ❻ Interlock at center rail ensures air-tightness and weather-readiness.
- ❼ Metal reinforcement at meeting rail adds strength and security.
- ❽ Dual-contoured pull rails improve ease of operation.
- ❾ Internal sloped weep system promotes water runoff.

### Energy-Saving Glass Packages:

Our SolarZone™ insulated glass packages help you save on heating and cooling cost, keeping your home more comfortable year round. In warm weather, SolarZone reduces solar heat gain, minimizes interior glare, and lowers inside glass temperature to save energy and keep you cool. In cold weather, SolarZone helps to trap the heat inside your home by providing thermal protection that keeps the inside glass panel warmer.

Thermal Performance Comparison <sup>1</sup>				
	Single-Hung		Single-Sliding	
	U-Factor	SHGC	U-Factor	SHGC
Clear Glass	0.45	0.62	0.45	0.62
SolarZone	0.32	0.30	0.31	0.30
SolarZone Plus	0.27	0.29	0.28	0.29
SolarZone Elite	0.28	0.22	0.27	0.22
SolarZone SunShield	0.32	0.15	0.31	0.15
SolarZone SunShield w/ Argon	0.28	0.14	0.27	0.14

<sup>1</sup>Window values are based on double-strength glass, standard 4000 Series offering with metal reinforcements and no grids. GT and HP performance values are also available.

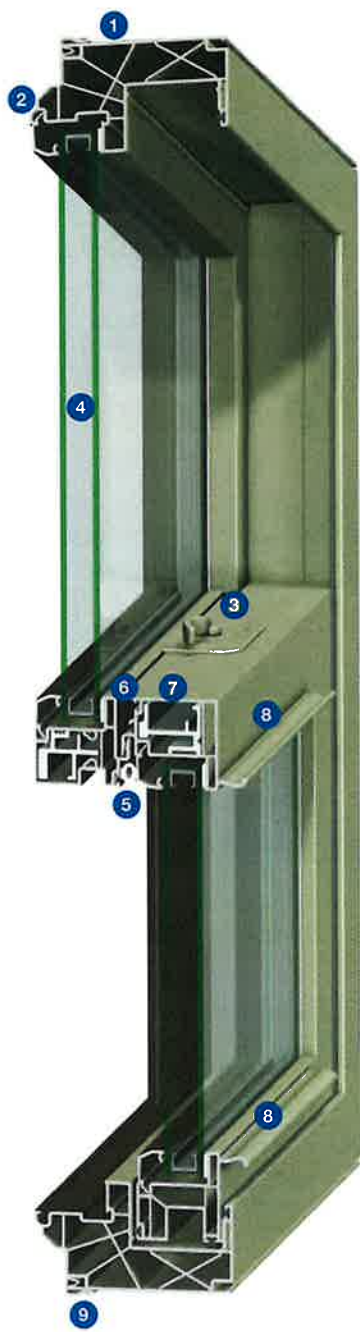
**Clear Glass:** Dual-pane, triple-strength glass with Intercept® spacer

**SolarZone:** Dual-pane, double-strength glass with Low-E coating, Intercept® spacer

**SolarZone North:** Dual-pane, double-strength glass with Low-E coating, argon enhancement, Intercept® spacer

**SolarZone Elite:** Dual-pane, double-strength glass with Low-E 366 coating, argon enhancement, Intercept® spacer

**SolarZone SunShield:** Dual-pane, double-strength glass with Low-E 340 coating, Intercept Ultra® spacer



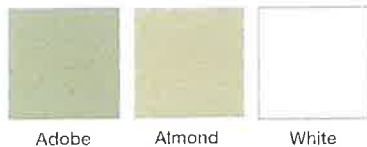
# WINDOW ACCENTS



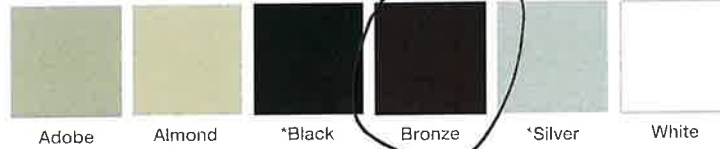
## Color Options:

Color options are available for both interior and exterior design.

### Interior Palette



### Exterior Palette



\*Black and Silver exterior available with white interior only.

## Grid Options:

From simulated divided lite grids, which convey a historical look, to grids-between-the-glass, which allow for easy cleaning, Window World's variety of grid options has something for everyone. Grids are available in numerous colors, sizes and patterns to help achieve your desired aesthetic.

### Simulated Divided Lite

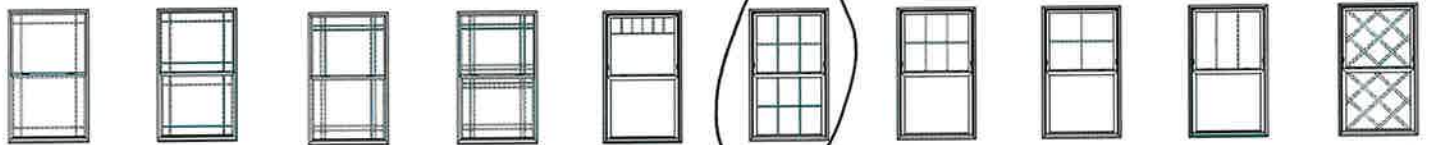


5/8" or 15/16" White

### Grids-Between-the-Glass



### Standard Grid Patterns



## Architectural Shapes:

Many window shapes are available to fit a wide range of spaces.



**Window  
World**

118 Shaver Street  
North Wilkesboro, NC 28659  
**1-800 NEXT WINDOW** | 1-800-639-8946  
[www.WindowWorld.com](http://www.WindowWorld.com)





CLERK-TREASURER'S DEPOSITORY STATEMENT AND CASH RECONCILEMENT  
MONTH ENDING AUGUST 2025

FUNDS	Total Jan. 1 Balance And Receipts to Date 1	Receipts For Month 2	Total Balance And Receipts 3	Disbursed To Date 4	Disbursed For Month 5	Total Disbursements 6	Treasurer's Ending Balance 7
General	\$ 11,149,626.21	\$ 303,879.88	\$ 11,453,506.09	\$ 3,958,619.14	\$ 343,503.69	\$ 4,302,122.83	\$ 7,151,383.26
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	\$ 592,540.42	\$ -	\$ 592,540.42	\$ 527,164.43	\$ 4,200.00	\$ 531,364.43	\$ 61,175.99
Motor Vehicle Highway	\$ 4,175,088.12	\$ 26,391.06	\$ 4,201,479.18	\$ 1,455,190.74	\$ 309,505.93	\$ 1,764,696.67	\$ 2,436,782.51
Local Road & Street	\$ 341,897.36	\$ 4,363.84	\$ 346,261.20	\$ 80,000.00	\$ -	\$ 80,000.00	\$ 266,261.20
Motor Vehicle Highway Restricted	\$ 300,258.37	\$ 10,161.44	\$ 310,419.81	\$ 211,700.00	\$ -	\$ 211,700.00	\$ 98,719.81
Parks & Recreation Operating	\$ 1,596,193.59	\$ -	\$ 1,596,193.59	\$ 555,563.73	\$ 77,579.92	\$ 633,143.65	\$ 963,049.94
LIT Economic Development	\$ 4,003,278.64	\$ 69,933.00	\$ 4,073,211.64	\$ 766,624.21	\$ -	\$ 766,624.21	\$ 3,306,587.43
Donation	\$ 182,589.16	\$ 6,390.00	\$ 188,979.16	\$ 34,952.22	\$ 5,786.02	\$ 40,738.24	\$ 148,240.92
Federal Grants Operating	\$ 18,943.28	\$ 19,576.40	\$ 38,519.68	\$ 18,943.28	\$ 19,576.40	\$ 38,519.68	\$ 0.00
Local Law Enforcement Continuing Ed	\$ 38,314.46	\$ 4,541.00	\$ 42,855.46	\$ 2,200.00	\$ -	\$ 2,200.00	\$ 40,655.46
Riverboat	\$ 159,043.35	\$ -	\$ 159,043.35	\$ 7,550.00	\$ -	\$ 7,550.00	\$ 151,493.35
Local Road & Bridge Matching Grant	\$ 1,803,346.15	\$ -	\$ 1,803,346.15	\$ -	\$ -	\$ -	\$ 1,803,346.15
Rainy Day	\$ 4,200,000.00	\$ -	\$ 4,200,000.00	\$ -	\$ -	\$ -	\$ 4,200,000.00
Hazardous Materials Response	\$ 15,277.05	\$ -	\$ 15,277.05	\$ 180.60	\$ -	\$ 180.60	\$ 15,096.45
LIT Public Safety	\$ 1,766,819.44	\$ 78,084.00	\$ 1,844,903.44	\$ 765,406.63	\$ 105,069.61	\$ 870,476.24	\$ 974,427.20
Opioid Settlement Unrestricted	\$ 40,170.02	\$ 1,954.93	\$ 42,124.95	\$ -	\$ -	\$ -	\$ 42,124.95
Opioid Settlement Restricted	\$ 100,536.11	\$ 4,572.17	\$ 105,108.28	\$ 98,800.00	\$ -	\$ 98,800.00	\$ 6,308.28
Fire Operating	\$ 3,414,457.10	\$ 4,283.00	\$ 3,418,740.10	\$ 1,325,773.26	\$ 165,642.45	\$ 1,491,415.71	\$ 1,927,324.39
Redevelopment General	\$ 1,149,283.58	\$ -	\$ 1,149,283.58	\$ -	\$ 4,000.00	\$ 4,000.00	\$ 1,145,283.58
Law Enforcement Trust	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative Capital Improvement	\$ 164,401.43	\$ -	\$ 164,401.43	\$ -	\$ -	\$ -	\$ 164,401.43
Cumulative Capital Development	\$ 1,268,645.08	\$ -	\$ 1,268,645.08	\$ 75,000.00	\$ -	\$ 75,000.00	\$ 1,193,645.08
Park Nonreverting Capital	\$ 181,709.33	\$ 1,021.42	\$ 182,730.75	\$ 998.01	\$ 59.05	\$ 1,057.06	\$ 181,673.69
Park Cumulative Building	\$ 411,167.99	\$ -	\$ 411,167.99	\$ -	\$ -	\$ -	\$ 411,167.99
Local Major Moves Construction	\$ 238,660.99	\$ 4,740.37	\$ 243,401.36	\$ 98,500.00	\$ -	\$ 98,500.00	\$ 144,901.36
Capital Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Operating & Maintenance	\$ 1,837,477.74	\$ 191,342.70	\$ 2,028,820.44	\$ 1,488,979.02	\$ 168,976.06	\$ 1,657,955.08	\$ 370,865.36
Water Sinking	\$ 594,339.33	\$ 23,517.00	\$ 617,856.33	\$ 567,012.52	\$ -	\$ 567,012.52	\$ 50,843.81
Water Improvement	\$ 2,963,420.60	\$ 3,982.00	\$ 2,967,402.60	\$ 68,221.61	\$ 2,019.32	\$ 70,240.93	\$ 2,897,161.67
Water Customer Deposit	\$ 83,310.00	\$ 1,400.00	\$ 84,710.00	\$ 10,300.00	\$ 1,100.00	\$ 11,400.00	\$ 73,310.00
Water Construction	\$ 137,860.00	\$ -	\$ 137,860.00	\$ 137,830.00	\$ -	\$ 137,830.00	\$ 30.00
Water Debt Service Reserve	\$ 285,643.76	\$ 721.96	\$ 286,365.72	\$ -	\$ -	\$ -	\$ 286,365.72
Wastewater Operating & Maintenance	\$ 3,241,734.18	\$ 251,067.61	\$ 3,492,801.79	\$ 2,054,420.69	\$ 951,877.27	\$ 3,006,297.96	\$ 486,503.83
Wastewater Sinking	\$ 1,057,032.02	\$ 19,181.98	\$ 1,076,214.00	\$ 822,001.75	\$ -	\$ 822,001.75	\$ 254,212.25
Wastewater Improvement	\$ 3,446,736.66	\$ 747,747.00	\$ 4,194,483.66	\$ 189,165.28	\$ 24,747.13	\$ 213,912.41	\$ 3,980,571.25
Wastewater Construction	\$ 118,990.00	\$ -	\$ 118,990.00	\$ 118,990.00	\$ -	\$ 118,990.00	\$ -
Police Pension	\$ 348,046.67	\$ -	\$ 348,046.67	\$ 84,251.55	\$ 11,233.54	\$ 95,485.09	\$ 252,561.58
Payroll Withholding	\$ 2,747,870.39	\$ 370,379.51	\$ 3,118,249.90	\$ 2,712,481.52	\$ 375,813.19	\$ 3,088,294.71	\$ 29,955.19
Escrow	\$ 79,600.00	\$ 200.00	\$ 79,800.00	\$ 23,500.00	\$ 800.00	\$ 24,300.00	\$ 55,500.00
<b>TOTAL - CASH FUNDS</b>	<b>\$ 54,256,064.49</b>	<b>\$ 2,149,432.27</b>	<b>\$ 56,405,496.76</b>	<b>\$ 18,260,320.19</b>	<b>\$ 2,571,489.58</b>	<b>\$ 20,831,809.77</b>	<b>\$ 35,573,686.99</b>
Investments By Funds	Total Jan. 1 Balance And Purchases to Date	Investments Purchased For Month	Total Balance And Investments Purchased	Investments Cash To Date	Investments Cash For Month	Total Investments Cash	Treasurer's Balance of Investments
Moneys on Deposit (interest only) (2)	\$ 29,436.32	\$ 3,696.48	\$ 33,132.80	\$ 22,174.52	\$ -	\$ 22,174.52	\$ 10,958.28
Moneys on Deposit (interest only) (8)	\$ 746,640.09	\$ 96,920.45	\$ 843,560.54	\$ 565,357.98	\$ -	\$ 565,357.98	\$ 278,202.56
Local Major Moves Construction (2)	\$ 2,886,818.91	\$ 10,594.24	\$ 2,897,413.15	\$ -	\$ -	\$ -	\$ 2,897,413.15
Total of Investments by Funds	\$ 3,662,895.32	\$ 111,211.17	\$ 3,774,106.49	\$ 587,532.50	\$ -	\$ 587,532.50	\$ 3,186,573.99
<b>TOTAL - ALL FUNDS</b>	<b>\$ 57,918,959.81</b>	<b>\$ 2,260,643.44</b>	<b>\$ 60,179,603.25</b>	<b>\$ 18,847,852.69</b>	<b>\$ 2,571,489.58</b>	<b>\$ 21,419,342.27</b>	<b>\$ 38,760,260.98</b>

**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 2025**

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)	\$ 37,596.72	\$ -	\$ 37,596.72
Wastewater Sinking - Debt Service Reserve (20)	\$ 216,615.53	\$ -	\$ 216,615.53
Water- Debt Service Reserve (20)	\$ 286,365.72	\$ -	\$ 286,365.72
<u>Farmers State Bank</u>			
General Checking (3)	\$ 8,563,034.77	\$ (52,317.63)	\$ 8,510,717.14
General Savings (8)	\$ 25,778,202.56	\$ -	\$ 25,778,202.56
<u>First Federal Savings Bank of Angola</u>			
Police Operations (9)	\$ 853.37	\$ -	\$ 853.37
<u>Trust INdiana</u>			
Moneys on Deposit (2)	\$ 1,010,958.28	\$ -	\$ 1,010,958.28
TRECS (2)	\$ 1,007.07	\$ -	\$ 1,007.07
TOTALS	\$ 35,894,634.02	\$ (52,317.63)	\$ 35,842,316.39
INVESTMENTS MADE FROM DEPOSITORY BALANCES			\$ -
ADD: Cash in Office			\$ 1,250.00
ADJUSTMENTS (explain fully)			
Deposit in transit (3) 14621			\$ 100.00
Deposit in transit (3) 14622			\$ 630.38
Deposit in transit (3) 14624			\$ 202.65
Deposit in transit (3) 14625			\$ 4,504.70
Deposit in transit (3) 14626			\$ 3,684.57
Deposit in transit (3) 14628			\$ 100.00
Deposit in transit (3) 14629			\$ 8,149.02
Deposit in transit (MR)			\$ 1,910.12
Moneys on Deposit (interest only EOM)			\$ (289,160.84)
TOTAL CASH BALANCE, Plus Depository Balances Invested			\$ 35,573,686.99
Total of Investments - All funds (As shown in Col 7 opposite page)			\$ 3,186,573.99
TOTAL CASH BALANCE AND INVESTMENTS			\$ 38,760,260.98