

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

**Monday, March 2, 2026 – 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 February 16 minutes. (attachment)

**UNFINISHED BUSINESS**

1. Other unfinished business.

**NEW BUSINESS**

1. 2025 Angola Main Street annual report presented by Khelley Adams, Director of Angola Main Street.
2. Review and determine if Duke & Billy's Realty LLC (DBA Duke Imports Inc.) located at 1105 N Williams St. is or is not in substantial compliance with the Statement of Benefits for Real Estate Improvements. (Resolution No. 2021-797, seven years) (attachment)
3. Reports:
  - Clerk-Treasurer
  - Department head
4. Request approval of the Allowance of Accounts Payable Vouchers 78684 through 78854 totaling \$1,312,926.41. (separate attachment)
5. Other new business.

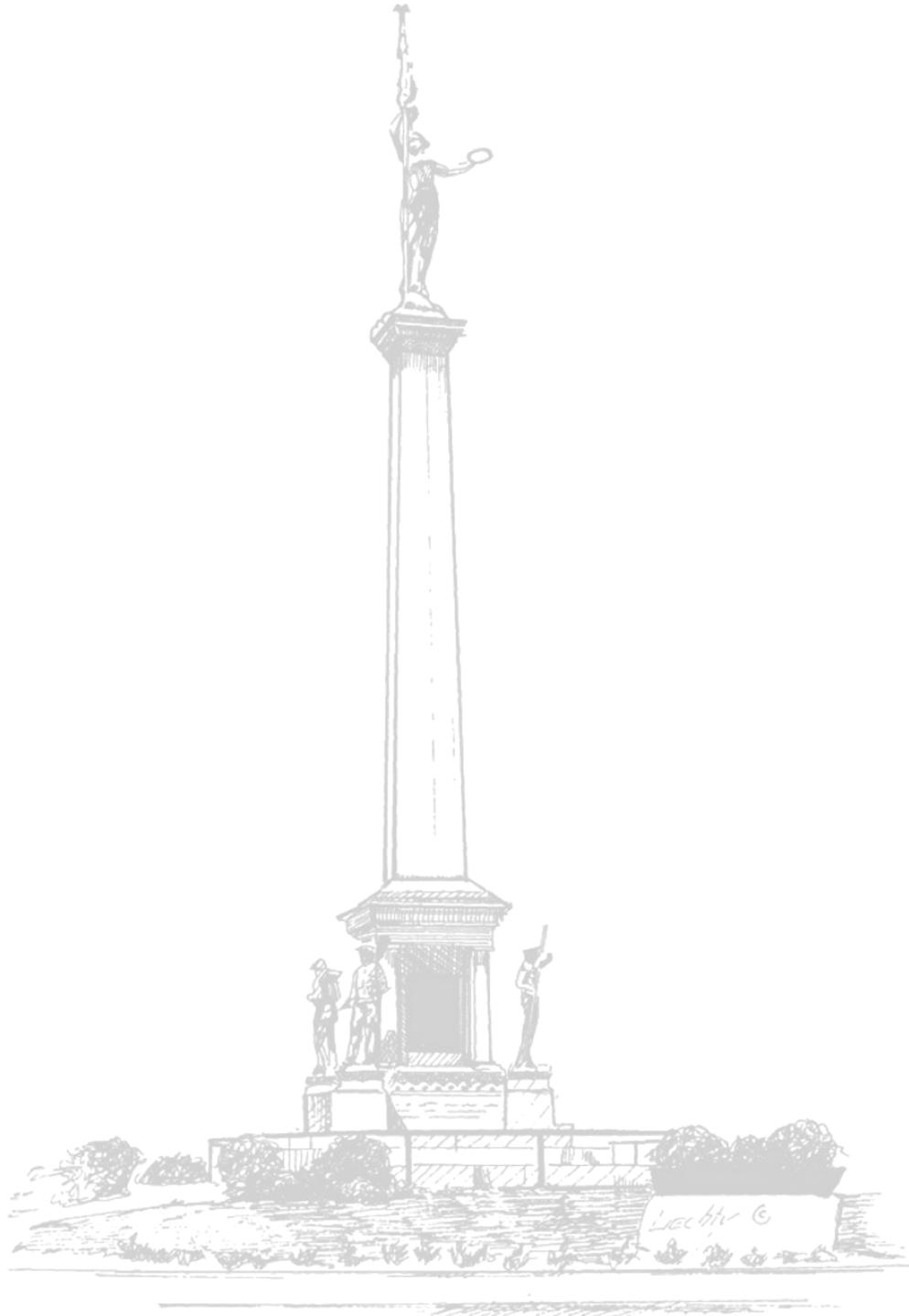
**NEXT MEETING**

The next Common Council meeting is Monday, March 16, 2026.

**ADJOURNMENT**

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



**February 16, 2026**

The regular meeting of the Common Council of the City of Angola, Indiana was called to order at 7:03 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, Economic Development and Planning Director Retha Hicks, Police Chief Ken Whitmire, Fire Chief William Harter, Street Commissioner Chad Ritter, Water Superintendent Mitch Sattison, and Wastewater Superintendent Jeff Gaff.

Also among those present was Mary Martin.

#### APPROVAL OF THE MINUTES

Council Member Olson moved to approve the February 2, 2026 minutes. Council Member Coffey seconded the motion. The motion carried 5-0.

#### UNFINISHED BUSINESS

Ordinance No. 1796-2026, AN ORDINANCE AMENDING THE CITY OF ANGOLA, INDIANA CODE OF ORDINANCES ESTABLISHING FEES FOR SERVICES OF THE PLAN COMMISSION, THE BOARD OF ZONING APPEALS, THE HISTORIC PRESERVATION COMMISSION, AND ECONOMIC DEVELOPMENT & PLANNING DEPARTMENT, was read by title and presented to Council on third and final reading. Council Member Olson moved to approve. Council Member Sharkey seconded the motion. The motion to approve carried 5-0.

Public Hearing regarding the proposed additional appropriation was open by Mayor Martin at 7:01 p.m. There being no public comment the hearing was considered closed at 7:02 p.m. Ordinance No 1797-2026, ADDITIONAL APPROPRIATION ORDINANCE FOR THE CITY OF ANGOLA, INDIANA GENERAL FUND, was read by title and presented to Council on second reading. Council Member Olson moved to approve. Council Member Sharkey seconded the motion. The motion carried 5-0. Ordinance No 1797-2026, ADDITIONAL APPROPRIATION ORDINANCE FOR THE CITY OF ANGOLA, INDIANA GENERAL FUND, was then read by title and presented to Council on third and final reading. Council Member Coffey moved to approve. Council Member Dowe seconded the motion. The motion to approve carried 5-0.

#### NEW BUSINESS

Resolution No. 2026-899, A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF ANGOLA, INDIANA, APPROVING APPROPRIATION ENCUMBRANCES

FOR 2026, was read by title and presented to Council for approval. Council Member Olson moved to approve. Council Member Dowe seconded the motion. The motion carried 5-0.

Council Member Olson moved to approve the Proposal for Software and Services for BS&A Cloud Upgrade in the amount of \$99,235.00. Council Member Sharkey seconded the motion. The motion carried 5-0.

Mayor Martin presented the State of the City.

Clerk-Treasurer's Depository Statement and Cash Reconciliation for the month ending January 2026 is presented for Council information.

#### DEPARTMENT HEAD REPORTS

Fire Chief Harter reported that the first public hearing regarding the proposed fire territory would be at 4:00 p.m. Thursday at the Pleasant Township building.

Wastewater Superintendent Gaff reported that the wastewater plant furnace issue has been repaired.

City Engineer Cope reported that the Pokagon Project contractors had begun work inside the park boundaries. The sign project will be kicking off when the weather warms up and taking place this summer.

#### APPROVAL OF ACCOUNTS PAYABLE VOUCHERS

Council Member McDermid moved to approve the Allowance of Accounts Payable Vouchers 78427 through 78683 totaling \$1,219,888.91 which includes interfund transfers of \$42,008.00. Council Member Olson seconded the motion. The motion carried 5-0.

#### ADJOURNMENT

There being no further business, the meeting was considered adjourned at 7:25 p.m.

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David B. Martin, Mayor  
Presiding Officer

Attest:

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Ryan P. Herbert, Clerk-Treasurer



**COMPLIANCE WITH STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

20__ PAY 20__
<b>FORM CF-1 / Real Property</b>

<b>PRIVACY NOTICE</b>
The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

**INSTRUCTIONS:**

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the Initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(f))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer <b>DUKE &amp; BILLYS REALTY LLC (DBA DUKE IMPORTS INC)</b>	County <b>STEBEN</b>	
Address of Taxpayer (number and street, city, state, and ZIP code) <b>1105 WILLIAMS ST, ANGOLA IN 46703</b>	DLGF Taxing District Number <b>110</b>	
Name of Contact Person <b>PARAMVIR SETHI</b>	Telephone Number <b>(260 )665-1100</b>	Email Address <b>PAVAN@DUKEIMPORTS.COM</b>
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body <b>CITY OF ANGOLA COMMON COUNCIL</b>	Resolution Number <b>2021-797</b>	Estimated Start Date (month, day, year)
Location of Property <b>1105 WILLIAMS ST, ANGOLA IN 46703</b>	Actual Start Date (month, day, year) <b>APRIL 2021</b>	
Description of Real Property Improvements <b>37,700 SQUARE FEET ADDED TO EXISTING WAREHOUSE</b>	Estimated Completion Date (month, day, year) <b>DECEMBER 2021</b>	
Actual Completion Date (month, day, year) <b>12-21-21</b>		
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	28	26
Salaries	\$1,061,841	\$1,097,994
Number of Employees Retained		
Salaries		
Number of Additional Employees	3	
Salaries	\$93,600.00	
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project	\$	\$ 445,700.00
Plus: Values of Proposed Project	\$ 1,600,000.00	\$
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$	\$
ACTUAL	COST	ASSESSED VALUE
Values Before Project	\$	\$ 445,700.00
Plus: Values of Proposed Project	\$ 1,618,519.33	\$
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$	\$
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative 	Title <b>VP Operations</b>	Date Signed (month, day, year) <b>2/16/2020</b>

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)**

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input checked="" type="checkbox"/>	The Property Owner <b>IS</b> in Substantial Compliance		
<input type="checkbox"/>	The Property Owner <b>IS NOT</b> in Substantial Compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year) March 2, 2026
Attested By		Designating Body Common Council	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

<b>HEARING RESULTS (to be completed after the hearing)</b>			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see instruction 4 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year) March 2, 2026
Attested By		Designating Body Common Council	
<b>APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]</b>			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			