



Appendix A: Existing Conditions

Population

Argos is a small – quaint – rural town with many positive features and amenities that make it a desirable place to live, work, and play. Argos has great community assets such as its parks, public library, a top rated school corporation, and the Town operating as a full-service utility provider. For these reasons, Argos has experienced changes in its community profile. The intent of this element is to capture Argos’ historical and current changes in its population, education, sex, age, and race to provide the framework in identifying Argos’ needs for its current and future residents. Demographic changes have impacts on other elements like housing (understanding its household characteristics), land use (properly plan where new residents will live, work and play while preserving its small town values), and community facilities (ensure its utility infrastructure and assets can accommodate for current and future residents).

Demographic Trends

Population Change

In addition to the Decennial Census and American Community Survey (ACS) 5-year estimates, the U.S. Census provides annual population estimates through their Population Estimates Program (PEP) that better reflects past trends and leads to a more accurate estimate than the ACS 5-year

	Decennial Census			Annual Estimates				
	1990	2000	2010	2011	2012	2013	2014	2015
Town of Argos	1,642	1,613	1,691	1,680	1,675	1,670	1,663	1,656
Argos Community	3,630	3,764	3,850	3,786	3,723	3,878	3,924	3,811
Marshall County	42,182	45,128	47,051	46,960	46,992	46,986	47,013	46,857

Source: 1990, 2000 & 2010 US Census

Argos 2011-2015 Figures: American Community Survey Annual Estimates of Population (Estimates based on the Cohort Component Method)

Argos Community 2011-2015 Figures: ACS 5-Year Estimates

population estimate. Therefore, the PEP estimate was only used to provide a better snapshot of Argos’ trend in population, and the 2014 ACS 5-year estimate was used for all other analyses.

Over the last two decades, Argos has experienced a continual fluctuation in population growth with a two percent decrease between 1990 and 2000, a 5 percent increase between 2000 and 2010, and a two percent decrease between 2010 and 2015 (see **Table A.1**). In 2010, the population in the Argos Community (Green and Walnut Townships) grew two percent from 3,850 persons to 3,924 persons in 2014 at an average annual rate of 0.5 percent. During that same time (2010 to 2015), Marshall County experienced a negative 0.08 percent growth rate. Over the last 25 years, Argos’ population has remained under 2,000 persons.

Age and Gender

The median age in Argos increased from 31.8 in 2000 to 33.1 in 2010, but decreased to 32.5 in 2014 and has remained lower than Marshall County as a whole. The Argos Community decreased in age from 35.9 in 2010 to 34.2 in 2014, a 4.7 percent decrease. Additionally, between 2010 and 2014 the Argos Community’s median age declined at a higher rate than Argos.

The largest population cohorts in Argos from 2000 to 2014 were the 25 to 34, 35 to 44, and the 45 to 54 age groups. The share of people in these cohorts; however, fluctuated over time. The share of the people in the 25 to 34 group increased from 14.9 percent in 2000 to 15.1 percent in 2014, while the 35 to 44 group decreased from 15.5 percent in 2000 to 12.3 percent in 2014. Over the same period, the 5 to 9, 45 to 54, 55 to 59, and 65 to 74 age groups experienced the largest percent increase between 2000

and 2014 than the other age groups.

Race and Ethnicity

Over the last decade, Argos' population has predominately been classified as White averaging 97 percent between 2000 and 2014. Both the Black or African American and American Indian and Alaska Native populations decreased from 2010 to 2014, while the Asian and those classifying themselves as some other race or multi-racial have either remained the same or increased, although these populations declined from 2010 to 2014. Marshall County's demographics, although similar to Argos in being predominately classified as White (averaging 94 percent between 2000 and 2014), only Marshall County has a greater percentage of races other than White than Argos or Argos Community. The percentage of minority populations in Marshall County has increased from 2000 to 2014.

Argos has experienced an increase in its Hispanic population, which less than doubled from 1.3 percent in 2000 to 2.2 percent in 2014 and has the higher share of Hispanics than the Argos Community. Similar to the demographic breakdown, Marshall County remains as having the higher percentage of Hispanics than in Argos and had a 3 percent increase from 5.9 percent in 2000 to 9 percent in 2014.

Disability

Argos has 12.8 percent of its population classified as disabled, and of those classified as disabled, 35.5 percent are 65 years and older.

Poverty

Argos' poverty rate (based on population for whom poverty status is determined) increased from 11.5 percent in 2000 to 20.5 percent in 2014. Of the 20.5 percent, a quarter is children under the age of 18. Although Argos had the highest poverty rate when compared to the Argos Community and Marshall County, the rate of increase was the lowest with 78 percent; Argos Community had the highest rate with 114 percent.

The poverty rate for Hispanics or Latinos in Argos is higher than the Argos Community and Marshall County, as well as any other minority population.

Educational Attainment

Regional comparisons in educational attainment are shown below in **Table A.2**. Nearly 88 percent of residents within the Argos Community graduated high school in 2014. Argos Community Schools has the highest high school graduation rates in the region with the Triton School District (Bourbon Community) had 85 percent; Bremen with 80 percent, Culver with 87 percent, and LaPaz with 86 percent. The Argos Community also saw the greatest percentage increase in high school graduates in the region from 80 percent in 2000 to 87.7 percent in 2014. Although the Argos Community had the highest high school graduation rate in the region, it has the lowest percentage of residents with a bachelor's degree or higher with only 12 percent.

The percentage of high school graduates in the Argos Community in 2014 is comparable to the state average (88 percent), but higher

	2000		2010		2014	
	Percent High School Graduate or Higher	Percent Bachelor's Degree or Higher	Percent High School Graduate or Higher	Percent Bachelor's Degree or Higher	Percent High School Graduate or Higher	Percent Bachelor's Degree or Higher
Argos	82.5%	12.7%	87.4%	9.3%	87.7%	11.6%
Bourbon	81.2%	12.2%	90.6%	11.9%	85.0%	13.0%
Bremen	75.3%	12.2%	81.3%	18.5%	79.8%	15.8%
Culver	84.5%	25.5%	90.5%	35.7%	87.3%	16.4%
La Paz	77.4%	0.9%	80.7%	19.7%	86.6%	14.3%
Plymouth	74.2%	12.4%	76.5%	10.3%	84.9%	20.2%
Marshall County	79.8%	14.9%	83.3%	17.1%	85.1%	17.3%

Source: 2000 US Census
2010 & 2014 Figures: ACS 5-Year Estimates

than the national average (86 percent). Likewise, to the region, the percentage of residents with a bachelor's degree or higher is lower than the state average (24 percent) and the national average (29 percent).

Population Density

Being an attractable place to live in today's competitive market can be a challenge. In order for the Town of Argos to be a thriving community, growth in population, home ownership, jobs and retail services needs to occur.

Over the last 15 years, limited growth has occurred in the Town of Argos. The Town of Argos increased slightly in density since 2000. In 2000, the population density was 2,372 persons per square mile compared to 1,458 persons per square mile in 2010. Argos is denser than its regional communities, as shown in **Table A.3**.

Population Projections

Trying to be competitive as an attractable place to live can be a challenge, especially in northern Indiana. Looking at Argos' population trend over the last 25 years, the population has been moderately declining. The decline in population could be attributable to several factors. For instance, Argos has not seen any growth in commercial and industrial jobs, and school enrollment has been declining since 2011. If the Town continues at this rate of decay, by

	2000			2010		
	Population	Land Area (Sq. Mi.)	Population Density (People per Sq. Mi.)	Population	Land Area (Sq. Mi.)	Population Density (People per Sq. Mi.)
Argos	1,613	0.68	2,372	1,691	1.16	1,458
Bourbon	1,691	1.04	1,626	1,810	0.99	1,828
Bremen	4,486	2.28	1,968	4,588	2.72	1,687
Culver	1,539	0.78	1,973	1,353	0.90	1,503
Plymouth	9,840	6.96	1,414	10,033	7.53	1,332

Source: 2000 & 2010 US Census

2020 the population will be 1,621.

However, Argos does have a lot of strengths that could influence population growth. These reasons include the potential for infill redevelopment within the town's corporate limits, the attraction of new large-scale industrial employer at the 17th Road Industrial Park, proximity to larger municipalities via convenient access to U.S. 31, and having a highly rated school district in Indiana.

Based on the listed strengths and the rate of growth between 1990 and 2010, modest population growth is likely to occur in the Town of Argos as well as in the Argos Community. By 2020, the Town of Argos could anticipate 1,716 residents and the Argos Community 3,960 residents (see **Table A.4**.)

	1990	2000	2010	2020	2030
Argos	1,642	1,613	1,691	1,716	1,740
Argos Community	3,630	3,764	3,850	3,960	4,070

Source: 1990, 2000, & 2010 US Census

2020 & 2030 projections based on 20-year trend between 1990 and 2010 using the Linear Growth Method

Housing & Neighborhoods

As Argos experiences changes in demographics and growth, be it in population or jobs, ensuring Argos has an adequate supply of housing for all types of residents will be crucial in maintaining Argos' quality of life. The Town of Argos will have to consider where new housing should locate while maintaining a proper balance with current development, and how to preserve and maintain the existing housing stock. Housing is linked to other elements like population (identifying changes in households and establishing their needs), land use (evaluate its fiscal impacts to develop on undeveloped lands or infill on underutilized lands), and community facilities (does the neighborhood have access to the Town's utility system and assets).

Housing Conditions

Housing Growth

The number of housing units in Argos grew eight percent from 2000 to 2010, and an additional five percent from 2010 to 2014, see **Table A.1**. The number of housing units in the Argos Community grew at a slower rate than the Town of Argos, as shown in Table 1. Housing units in Argos in 2014 account for 48 percent of units in the Argos Community, which is comparable to the percentage in 2010.

Argos has many facets that could influence

Table A.5: Total Housing Units

	2000	2010	2014	2000-2010 Percent Change	2010-2014 Percent Change
Town of Argos	669	724	757	8.2%	4.6%
Argos Community	1,451	1,543	1,567	6.3%	1.6%

Source: 2000 & 2010 US Census
2014 Figures: ACS 5-Year Estimate (2011-2014)

population growth by 2030. These reasons include the potential for infill redevelopment within the town's corporate limits, the attraction of new large-scale industrial employer at the industrial park located on the southern end of town, proximity to larger municipalities via convenient access to U.S. 31, and housing one of the top rated school corporations in Indiana. Argos' location makes it an excellent bedroom community for residents who want to live in a small town atmosphere. Additionally, the highly rated Argos Community School Corporation is one of the main attractions for people to want to live in Argos as well as being a great community asset. Argos' housing projections (using the 2020 and 2030 population projections, as described in the Population Element) could see a need for additional 624 to 632 homes by 2030.

Construction Activity

Only 16 new housing units were reported to have been constructed in Argos between 2005 and 2015. Housing construction activity in Argos saw the highest activity

in 2007 with the majority of the activity occurring at the Colonial Estates subdivision, located near US 31 and Marshall Street. Only 15 of the 29 platted lots in Colonial Estates have been constructed as development has been at a standstill since 2010. This can attribute to the home building company acquiring a new owner and the national economic downturn. There were no new multi-family housing permits filed between 2005 and 2015.

Age of Housing

Argos has an older housing stock with 84 percent of all housing units constructed prior to 1980, as shown in **Table A.2**, while only 10 percent were constructed between 1990 and 2010.

Housing Types

According to the 2014 American Community Survey, the majority of units (74 percent) are single-family detached. Approximately six percent of Argos' housing stock is multi-family housing with five or more units, with 13 percent of housing options are between

Table A.6: Age of Housing Stock

	Total	Percent of Total
Total Housing Units	757	
Built 2010 or later	3	0.4%
Built 2000 to 2009	22	2.9%
Built 1990 to 1999	54	7.1%
Built 1980 to 1989	45	5.9%
Built 1970 to 1979	79	10.4%
Built 1960 to 1969	116	15.3%
Built 1950 to 1959	103	13.6%
Built 1940 to 1949	61	8.1%
Built 1939 or earlier	274	36.2%

Source: 2014 ACS 5-Year Estimate (2011-2014)

these two options. Six percent of the housing units are mobile homes and it is anticipated that an additional 32 units will be added by the end of 2016.

Occupancy Rates & Tenure

The percentage of occupied housing units in Argos has consistently decreased from 92 percent in 2000 to 89 percent in 2010 and 86 percent in 2014. Occupancy trends were similar in the Argos Community, decreasing from 94 percent in 2000 to 91 percent in 2010 and 88 percent in 2014, as shown in **Table A.3**.

Vacancy trends in Argos and Argos Community have doubled from 2000 to

2014. Vacancy rates in Argos increased from eight percent in 2000 to 11 percent in 2010 and 14 percent in 2014, likely an effect of the economic downturn. Similar to the Town's vacancy rate, the Argos Community increased from 6 percent in 2000 to 9 percent in 2010 and 12 percent in 2014.

The percentage of owner-occupied housing units has consistently decreased from 70 percent in 2000 to 68 percent in 2010 and 66 percent in 2014; whereas, the percentage of renter-occupied units has increased from 30 percent in 2000 to 32 percent in 2010 and 34 percent in 2014. A common result of a decrease in homeownership is a lack of investment, sense of pride, and quality of life in the community as what is prevalent in Argos. The percentage of owner-occupied units in the Argos Community was at 79 percent between 2000 and 2010 but experienced a two percent decrease in 2014.

Homeowner vacancy rates in Argos have

more than doubled from three percent in 2000 to 7 percent in 2014. The rental vacancy rate increased from 12 percent in 2000 to 14 percent in 2010 but dropped significantly (10 percent) from 2010 to 2014.

Household Characteristics

Average Household Size & Types

Opposite of the trending decline in the national average household size, Argos continues to rise. According to 2014 American Community Survey (ACS) estimates, approximately 72 percent of occupied housing units are occupied by one to three people (27 percent 1-person, 30 percent 2-person, and 14 percent 3-person). The number of nonfamily households has grown slightly from 29.6 percent in 2000 to 31 percent in 2014. The percentage of married couples with children has grown from 30.7 percent in 2000 to 36.9 percent in 2014.

Table A.7: Housing Tenure

Housing Tenure	2000		2010		2014	
	Argos	Argos Community	Argos	Argos Community	Argos	Argos Community
Occupied Housing Units	615	1,363	642	1,399	648	1,382
Owner-Occupied Units	433	1,079	436	1,105	429	1,062
Percent Owner-Occupied	70.4%	79.2%	67.9%	79.0%	66.2%	76.8%
Renter-Occupied Units	182	284	206	294	219	320
Percent Renter-Occupied	29.6%	20.8%	32.1%	21.0%	33.8%	23.2%

Source: 2000 & 2010 US Census

2014 Figures: ACS 5-Year Estimate (2011 - 2014)

Household Income

The median household income increased 18 percent from \$35,000 in 2000 to \$41,447 in 2014. The Argos Community rose 22 percent from \$39,727 in 2000 to \$48,581 in 2014. Despite the increase, the Town of Argos' median household income is lower than Marshall County (\$47,219) and the state (\$48,737). The Argos Community's median household income is higher than Marshall County but slightly lower than the state average.

Figure A.1 below shows the trend in the share of households by income cohorts for the Town of Argos and Argos Community. Although the majority of Argos' households in the Town (58 percent) and Community

(50 percent) earn less than \$50,000, the share of earnings in the same cohort has been declining since 2000, see Figure 2. Additionally, there was a steady increase in both geographies in the share earnings cohort between \$50,000 and \$99,999 from 2000 to 2014. There was a six (6) percent increase between 2000 and 2014 for households in the Town of Argos whose share earnings were between \$100,000 and \$199,999, and the Argos Community saw a 10 percent increase between 2000 and 2014. Households in the Town of Argos earning \$200,000 or more remained steady at 0.5 percent, while the Argos Community saw a two (2) percent increase between 2000 and 2014.

Housing Characteristics

Housing Costs

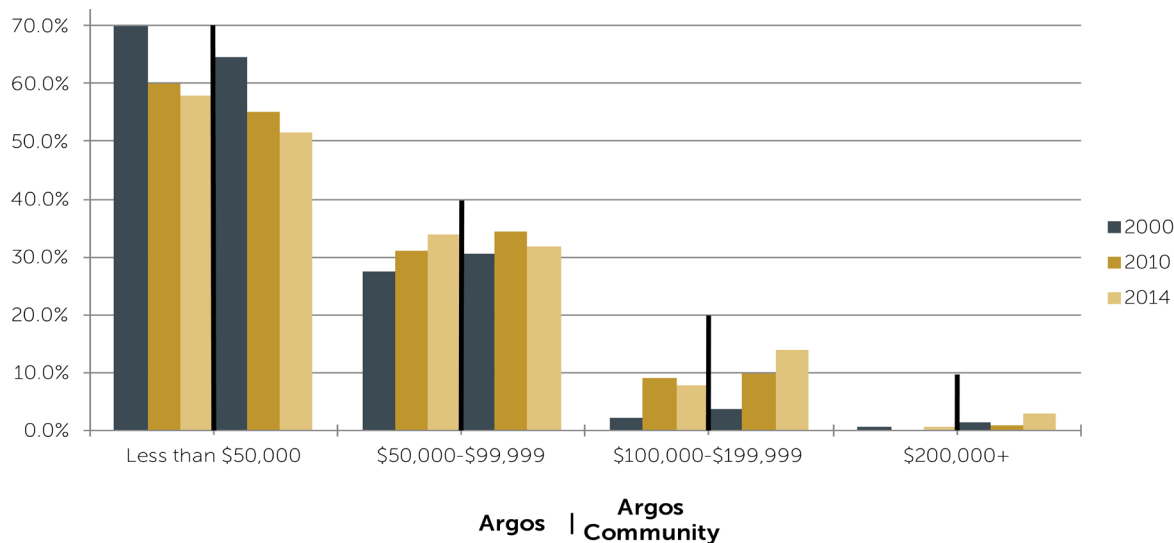
The cost of housing has increased in the Town of Argos as well as the Argos Community. The median home value in owner-occupied housing units in Argos in 2014 was estimated at \$82,600, up 13 percent since 2000. The median home value in the Argos Community in 2014 was estimated at \$97,500, up 17 percent since 2000. Despite the increase, the median home value in Argos is below Marshall County's (\$124,000), the state (\$122,700), and significantly below the national median value (\$175,700).

Real Estate Taxes

On average, 15 percent more of Argos residents pay less than \$800 in taxes compared to other towns in the region, except LaPaz and Lakeville. The share of residents in Argos who pay between \$800 and \$1,500 in taxes are only five (5) percent more than Culver, LaPaz, and Lakeville, but significantly lower than all other towns in the region. Additionally, Argos residents that pay more than \$1,500 in taxes are significantly lower than all other towns in the region, except LaPaz.

The data on real estate taxes refers to the total amount of all real estate taxes on the entire property (land and buildings) based on the American Community Survey 2010

Figure A.1: Share of Households by Income Cohort



to 2014 Five Year Estimates to all taxing jurisdictions, including special assessments, school taxes, county taxes, and so forth.

Owner and Renter Housing Costs

The differences in housing costs between homeowners and renters in Argos relative to regional communities are shown in **Figures A.2 and A.3**. The majority of the mortgage or monthly rent payments fall within the \$500 to \$799 range, with the median mortgage payment for homeowners at \$769 (higher than Bourbon at \$756, Culver at \$735, and Lakeville \$704). The median monthly cost for renters in Argos is \$648, which is lower than Bourbon (\$655), Culver (\$699), Lakeville (\$676), LaPaz (\$731), and Walkerton (\$661). Approximately 23 percent of homeowners in Argos pay \$1,000 or more per monthly mortgage payments, which is lower than all other towns in the region, except Lakeville.

Housing Affordability

In order to determine housing affordability in Argos, we need to consider the percentage breakdown of household income. If costs exceed 30 percent of income, households are considered cost-burden (see **Table A.4**). In 2014, approximately 26 percent of owner-occupied households and 16 percent of renter-occupied households in Argos are considered housing cost-burden. In the Argos Community, approximately 29 percent of owner-occupied households and 16 percent of renter-occupied households

Figure A.2: Distribution of Owner Housing Costs

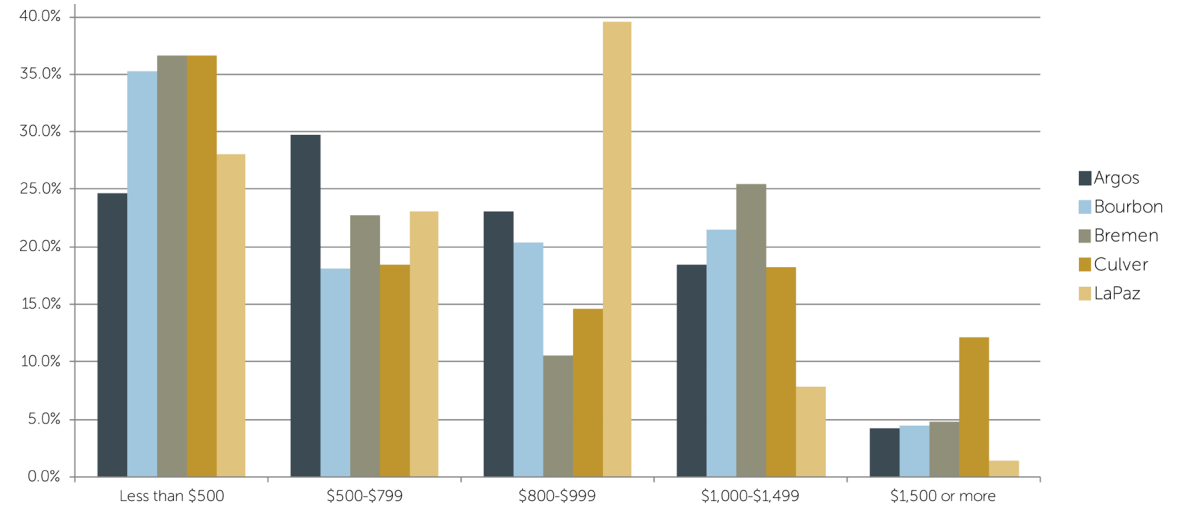


Figure A.3: Distribution of Renter Housing Costs

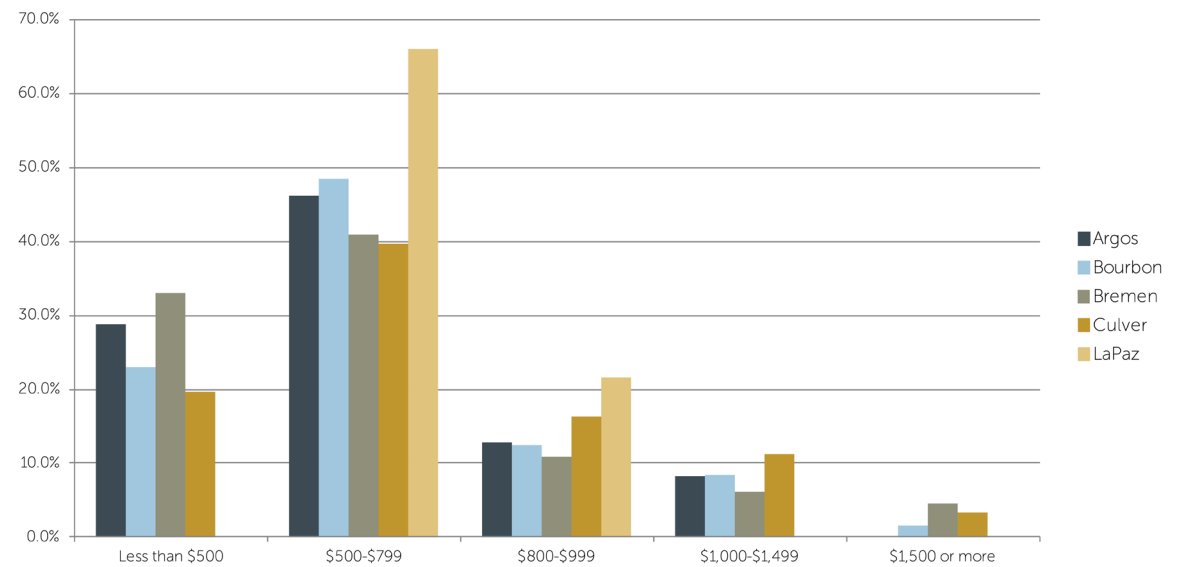


Table A.8: Housing Costs as a Percentage of Household Income

Percent of Income	2000				2010				2014			
	Argos		Argos Community		Argos		Argos Community		Argos		Argos Community	
	Number of Homes	Percent of Households	Number of Homes	Percent of Households	Number of Homes	Percent of Households	Number of Homes	Percent of Households	Number of Homes	Percent of Households	Number of Homes	Percent of Households
Owner-Occupied												
Less than 20 percent	211	57.5%	424	57.9%	135	40.7%	247	34.1%	142	47.0%	324	45.7%
20 to 24.9 percent	50	13.6%	99	13.5%	63	19.0%	113	15.6%	58	19.2%	118	16.6%
25 to 29.9 percent	17	4.6%	52	7.1%	46	13.9%	104	14.4%	24	7.9%	60	8.5%
30 to 34.9 percent	24	6.5%	36	4.9%	14	4.2%	71	9.8%	19	6.3%	42	5.9%
Over 35 percent	65	17.7%	121	16.5%	74	22.3%	189	26.1%	59	19.5%	165	23.3%
Renter-Occupied												
Less than 10 percent	-	-	-	-	37	28.0%	166	49.8%	55	44.4%	174	49.7%
10 to 14.9 percent	54	28.9%	131	50.2%	38	28.8%	82	24.6%	25	20.2%	65	18.6%
15 to 19.9 percent	32	17.1%	38	14.6%	8	6.1%	17	5.1%	9	7.3%	27	7.7%
20 to 24.9 percent	26	13.9%	21	8.0%	14	10.6%	22	6.6%	11	8.9%	25	7.1%
25 to 29.9 percent	15	8.0%	24	9.2%	9	6.8%	9	2.7%	4	3.2%	4	1.1%
30 to 34.9 percent	18	9.6%	43	16.5%	3	2.3%	12	3.6%	4	3.2%	13	3.7%
Over 35 percent	38	20.3%	4	1.5%	23	17.4%	25	7.5%	16	12.9%	42	12.0%

Source: 2000 US Census
2010 & 2014 Figures: ACS 5-Year Estimates

are considered housing cost-burden. Likely barriers in Argos include lack of higher education and job skills and lack of amount of affordable housing stock.

Affordable Housing Options

Currently, Argos only has two (2) affordable housing options for low-income residents or families. Argos Garden Court is a 23-unit senior apartment complex for ages 62 and older. The second, Colonial Heights, is a 20-unit apartment complex for low-income families utilizing the Department of Housing and Urban Development’s Section 515 (Rural Rental Housing Loans) or Rural Development Rental Assistance (provisions for property owners on behalf of low-income tenants unable to pay their full rent payments).

Housing Amenities

According to the 2014 American Community Survey Five-Year Estimates, 99.4 percent of occupied housing units have complete plumbing facilities and kitchen facilities. Additionally, 85 percent of occupied housing units are heated by utility gas or LP gas, and 11 percent via electric heaters.

Code Enforcement

Code enforcement is handled by the Town’s Police Department in partnership with the Marshall County Building Commissioner. Currently, the Town of Argos handles violations by a complaint-based system. Typical complaints in Argos have dealt with lawn maintenance and trash pile removals. Argos does address housing construction

requirements as well as major repair or rehabilitations through the administration of the International Building and Residential Codes (Indiana Building Code), as described in the Town’s Zoning Ordinance Building Code section.

In the near future, the Marshall County Building Commissioner will be working with its local municipalities to develop a unified code enforcement ordinance to proactively address unkempt rental properties and outline the consequences of violations, as the current ordinance does not handle these matters. Details on the ordinance include enacting an annual \$25 rental inspection fee, hire a new code enforcement position to handle inspections, and inspect rental properties every 24 months.

Economic Development

Argos pride's in having local small businesses and hard workers in the town. While Argos is noticeably a small town economy, the community is also part of larger economies. Argos is frequently regarded as a part of the larger Marshall County economic development. Marshall County Economic Development Corporation (MCEDC) serves all areas in Marshall County, including the Town of Argos, in economic development matters. Argos is viewed as a prospective area to do business rather than a competitor to other communities in Marshall County.

Trends

Since 2000, the Town of Argos and the Argos Community (Green and Walnut Townships) have seen slight population growth, unlike Marshall County and the state. After losing population from 1990 to 2000, Argos had a tremendous rate of growth in the next five years. In the Census tract around the town, the growth has been slowing, similar to the State.

Like the rest of the country, Argos was affected by the Great Recession, and trends reflect the changes in momentum over time. These are based on estimates, but the differences in the Census tract are significant. The unemployment rate in the Argos Community peaked in 2009. However, the Town of Argos and state's unemployment

rates steadily increased since 2000. The labor forces in the town and state decreased each time they were measured since 2000, but the labor force estimate in the Census tract has grown since 2009. The mean income in the Census tract grew at a faster rate than the Town and state, since 2009.

Looking at present conditions, the differences between the Town of Argos and the Argos Community are not as significant. The percent of the working-age population in the labor force is around 67% for both, while the percentage in the state is lower, at 64%. Both unemployment rates are lower than the State. The mean incomes in the Census tract and the State are higher than Argos. While those mean incomes are over \$60,000, the mean income in Argos has not reached \$50,000. Given these differences between the Town, the surrounding area, and the State, planning is important in making sure the community achieves economic growth, regardless of the trends in larger economies.

Organizations and Plans

MCEDC has a strategic plan to achieve its mission of expanding and diversifying the Marshall County economy. The four initiatives are:

1. Business expansion and retention
2. Business attraction
3. Entrepreneurial hub

4. Workforce Development

MCEDC assists the county, existing businesses, and interested businesses with development and workforce information and planning. Services include site selection, incentives, guidance to local government regulations, and socioeconomic data. MCEDC has an incomparable role in Argos development.

Marshall County has a Comprehensive Plan, adopted in 2004 and amended in 2013. The vision for the County is extensive, recognizing the value of its rural nature, education, town collaboration, workforce, and quality of life. The County's Economic Development goals are:

1. Provide support for the recruitment and retention of industrial employers by the cities and towns of Marshall County.
2. Encourage "home workshop" businesses that do not impose negative impacts on the surrounding area
3. Support the growth and enhancement of Marshall County's educational institutions.

The Plan encourages communities to involve the County in business recruitment and use them as a source for regional information. It also advises that new businesses locate in cities and towns, where potential employees and infrastructure are

already present. Business attraction and economic development also rely on the other community elements, like excellent educational institutions, recreation, public services, and quality of life.

The Town of Argos has a Comprehensive Plan from 2003, written by Ball State University. The Plan identified issues with economic development needs and growth potential and recognized the value in the school district and small town character. Goals were created under the focus areas of land use, transportation/circulation, economic development, housing, environment and infrastructure, parks and recreation, downtown development, and community organization. The goal for economic development was to diversify the economic base through industrial development, business incubators, workforce development, and retail/service development.

The Argos Redevelopment Commission is planning on working on a Gateway Plan. Gateways into the Town and signs on the highway are important in letting people know they are approaching the Town and attracting visitors, expected and unexpected.

Earlier in 2016, the Redevelopment Commission introduced a Façade Improvement Program for Downtown. Interested business owners were required to go through the Marshall County Building Department to ensure building codes were

up-to-date prior to exterior uplifts. The Redevelopment Commission concluded the Program in October 2016. Approximately 14 applications were completed with Town investing over \$39,600 in improvements.

The Commission is also exploring the idea of a co-operative grocery, which is managed and owned by its customers before moving forward with planning. They have distributed surveys to assess community interest.

Incentives

The Town of Argos offers business incentives including a 10-year tax abatement program, fee-in-lieu taxes, Downtown Façade Improvement Program, and reduced electric rates for large business consumers. The Argos Incentives Policy and the Indiana Municipal Power Agency (IMPA) tax abatement were approved in 2015.

Additionally, Indiana offers tax incentives, tax credits, and a competitive business tax structure. The State has a flat state corporate tax rate on adjusted gross income and no gross receipts tax or inventory tax. The Indiana Economic Development Corporation provides incentives for industrial development. The department provides assistance through the Industrial Development Grant Fund for off-site infrastructure improvements for proposed industrial project sites. The Industrial Recovery Tax Credit is an incentive for companies to rehabilitate older industrial

buildings for their use. To encourage innovation in research and development, the State has a tax credit for expenses and refunded sales tax on research and development equipment purchases.

Public-Private Partnerships

The Town of Argos, in partnership with MCEDC, purchased 74 acres of land to serve as the new Industrial Park, located off 17th Road that features access to rail service, it is a shovel-ready site and served by the Town's utility system. MCEDC is looking into constructing a shell building to better market the site and attract the Town's first major employer in the Industrial Park.

Economy Performance Indicators

The Town of Argos has two Tax Increment Financing (TIF) districts that allow them to receive tax revenue from the increase in assessed property values within the districts. Generated revenues are used to finance redevelopment and/or infrastructure projects. The first district includes 6 parcels, located on the northwest and northeast corners of US 31 and SR 10. The second TIF district includes two parcels located on the southeast corner of US 31 and SR 10.

The Indiana Office of Community and Rural Affairs (OCRA) lists five characteristics or Community Vitality Indicators that gauges communities, like Argos, to develop a preliminary understanding of the Town's

vibrancy. Two of the five indicators examine the Town of Argos' Assessed Value and Per Capita Income. The Assessed Value indicator is a reflection of construction activity in Argos, the Town's procurement of capital equipment and the market's demand for residential, commercial and industrial uses. Argos' assessed value has decreased approximately 16 percent from \$92 million in 2012 to \$77 million in 2016. Marshall County saw a nine percent decrease from \$5.8 billion in 2012 to \$5.4 billion in 2016. The Per Capita Income indicator measures the health of the local economy. Argos' Per Capita Income increased 15 percent from \$15,643 in 2000 to \$18,034 in 2014. Despite the increase, the Town's Per Capita Income is significantly lower than Marshall County (\$36,006) and the state (\$40,460). See **Figures A.4 and A.5** for the Town's Assessed Value and Per Capita Income.

Figure A.4: Net Assessed Valuation

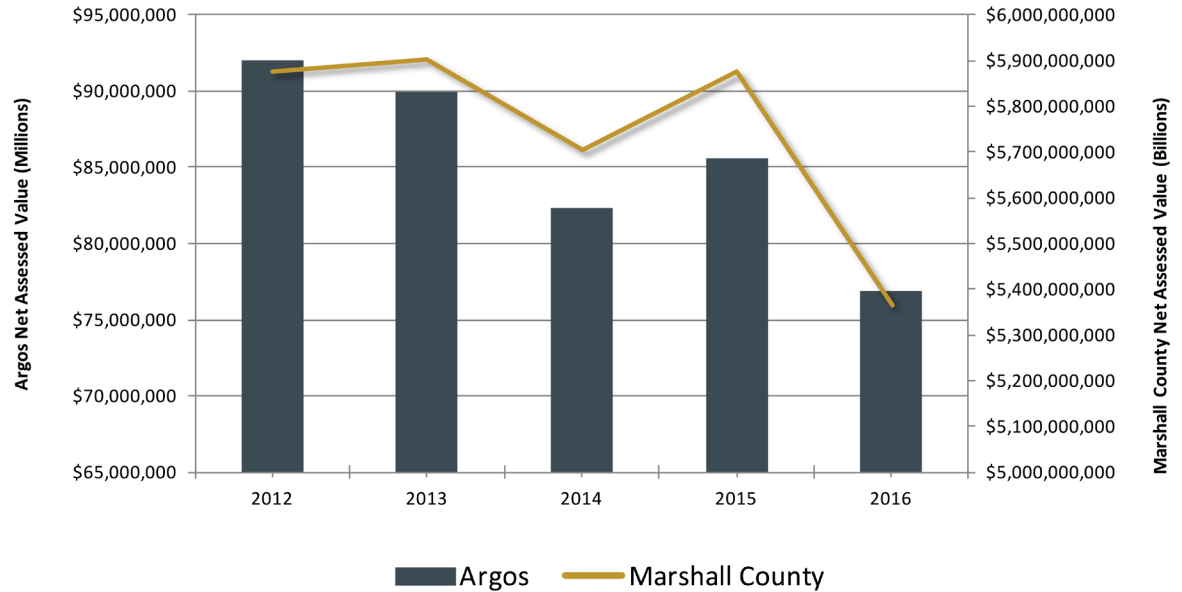
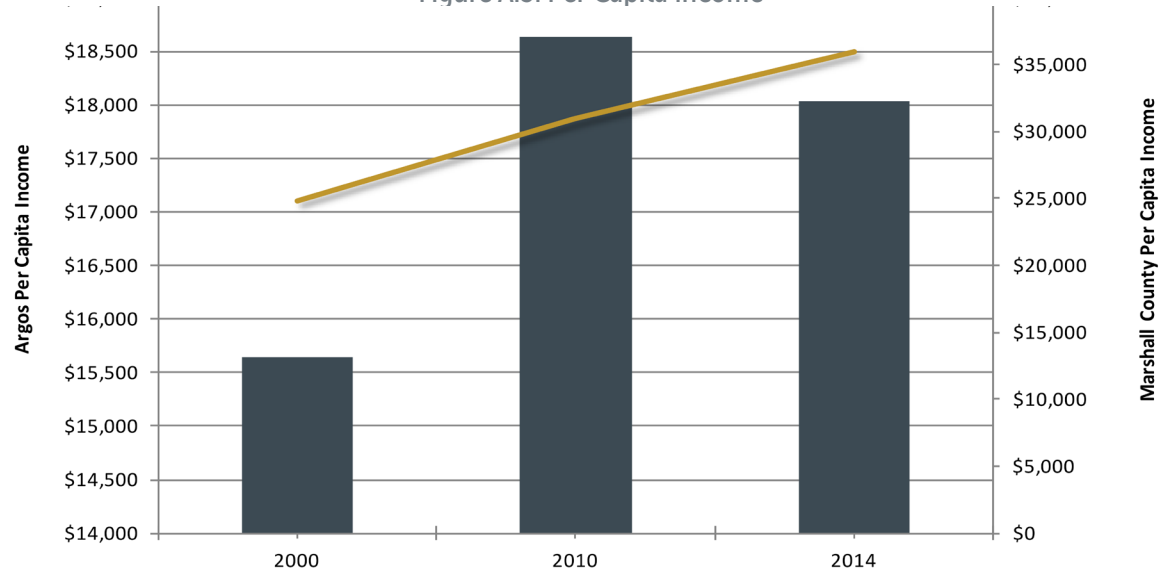


Figure A.5: Per Capita Income



Employment

Labor Force

The current labor force in Argos is estimated at 872 persons, which is 6 percent higher than in 2009. Employment numbers have also increased, from 778 people employed to 810. Yet when viewed as a percentage of Argos residents who are working age, employment has decreased one percent from 64 to 63 percent.

Work Area

There are 683 jobs within the Argos 46501 zip code, according to InfoUSA. There are 648 occupied housing units in Argos with a job-to-housing ratio of 0.8 to 1. There are 1,861 occupied housing units in the greater Argos Community with 826 jobs according to InfoUSA. The job-to-housing ratio is 0.3 to 1. This means more residents are commuting out of Argos and the Argos Community for work.

There is no universal standard for the job-to-housing ratio, but a goal could be one job per working-age resident or housing unit.

The concentration of local employment is prominent around the Argos Community School and Topp Industries (west of US 31 and south of 17th Road).

Commuting Patterns

Approximately 59 people live and work in

Argos, with 551 residents employed outside of Argos. The average travel time to work is 24.6 minutes, which correlates with nearly 50 percent of Argos' workforce commutes to larger metro areas for work.

Major Industries

According to the Census Bureau, the top three industries where Argos residents are employed are in manufacturing, educational services/health care/social assistance, and retail trade. According to MCEDC, as many as seven (7) manufacturing industries are suitable in the Argos Community, accounting for nearly 10 percent of Marshall County's total employment.

Economic Base Analysis

The location quotient is a tool to determine the concentration of a community's basic (exporting) and non-basic (importing) employment sectors compared to the nation. When the location quotient is over 1.0, the concentration of exporting businesses for a defined sector is higher than the nation. Reported in 2015, Marshall County had exporting industries in wood (6.9), paper (7.98), furniture (8.34), metal (13.23), and plastics and rubber (16.71) manufacturing.

Unemployment Rate

Marshall County's 2015 unemployment rate was calculated at 4.1 percent, a nine percent decrease from 2009 (13.5 percent).

Additionally, Marshall County's rate was lower than the state at 4.8 percent. The County's 13.5 percent unemployment rate in 2009 was likely an effect of the recession.

Argos' Top Employers

Employer	Employees
Argos Community Schools	90
Indiana Technology and Manufacturing Co. (ITAMCO)	55
Kelly Trucking Inc.	50
Consolidated Container Co.	48

Source: InfoUSA



ITAMCO is one of Argos' top employers with 55 employees and conveniently located off US 31.

Transportation

Transportation infrastructure can shape and influence the growth of a town while affecting the quality of life for residents and visitors. Creating and maintaining a transportation network that offers options for all modes of transportation in a safe, convenient, and efficient manner will be important for the future growth of the town of Argos.

Regional Planning

The Town of Argos falls within the Michiana Area Council of Governments (MACOG) planning area in which MACOG serves as a rural planning organization to both Marshall and Kosciusko Counties (**Figure A.6**). MACOG provides a forum for regional discussion and cooperation regarding transportation policy and other planning activities. In 2014, MACOG in coordination with local public agencies in the region completed the Michiana on the Move 2040 Transportation Plan, which addressed transportation needs and how federal, state and local funds will be invested into highways, public transit, freight, bikeways and pedestrian walkway.

Figure A.6: MACOG Planning Area

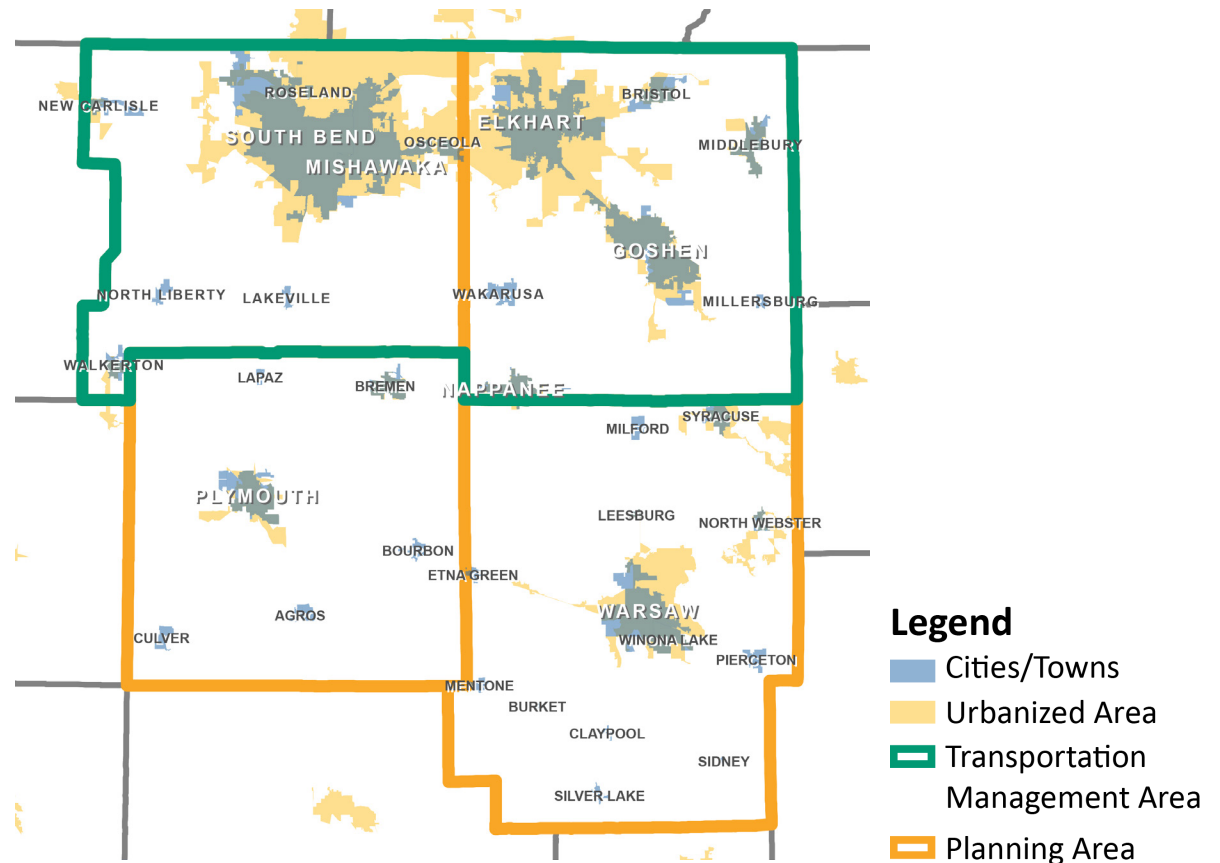


Figure A.7: Move 2040 Road Projects

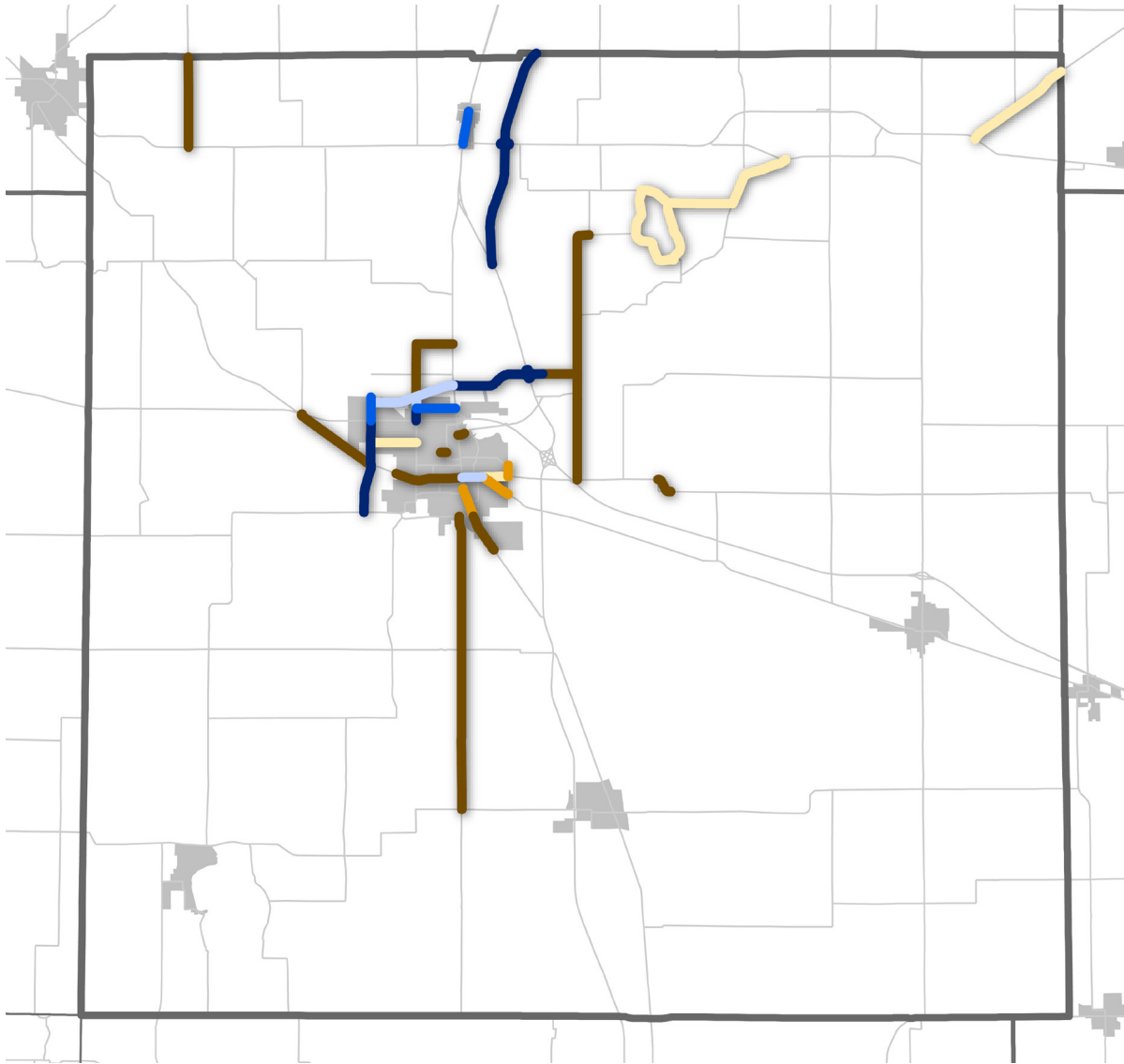


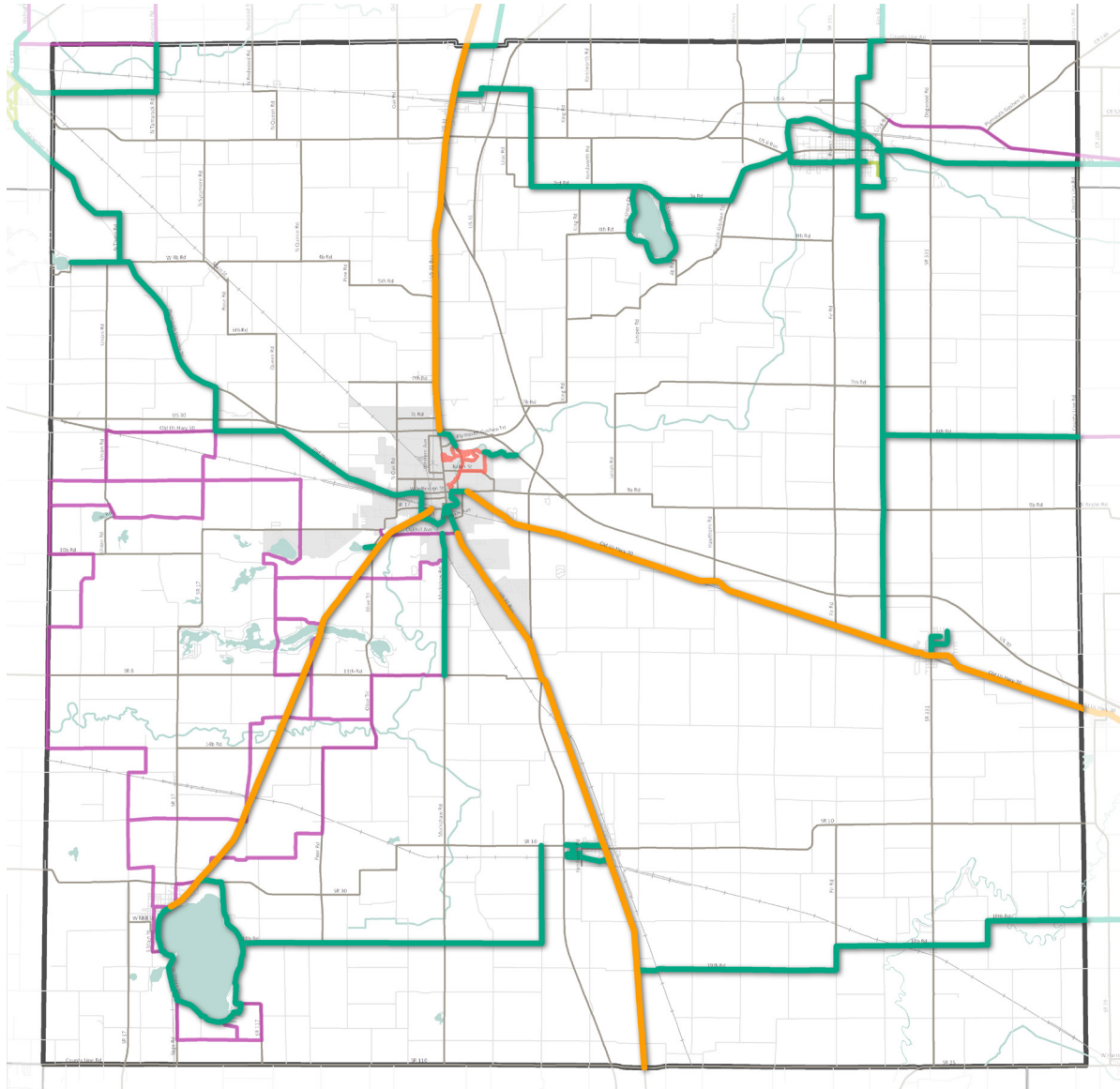
Figure A.7 depicts the Move 2040 priority road and bridge projects in Marshall County.

Most of Argos' roads are functionally classified as local roads. Functional classification is the process by which streets and highways are grouped into classes, or systems, according to the character of service they are intended to provide. Michigan St and SR 10 are functionally classified as Major Collectors, while US 31 is classified as an Other Principal Arterial.

Legend

- █ 2015
- █ 2020
- █ 2025
- █ 2030
- █ 2035
- █ 2040

Figure A.8: Move 2040 Bicycle & Pedestrian Projects



While there are no road and bridge projects identified in Argos, there are several bicycle and pedestrian projects identified in the Move 2040 Transportation Plan (see **Figure A.8**) including a regional signed bicycle route along Michigan St and shared use paths at the following locations:

- Indiana Ave from US 31 to Argos Community Park (completed) and from the Park to 1st Street;
- Pond Trail connecting Argos Community Park to the Pond south of Indiana Ave; and,
- Railroad Trail from Pond Street to Michigan St.

Legend

Draft Project List

Orange Regionally Significant

Green Local

Existing ATP Facilities

Blue Bike Lane

Red Shared Use Path

Purple Signed Route/Sharrow

Light Green Walking Path

Existing Road Network

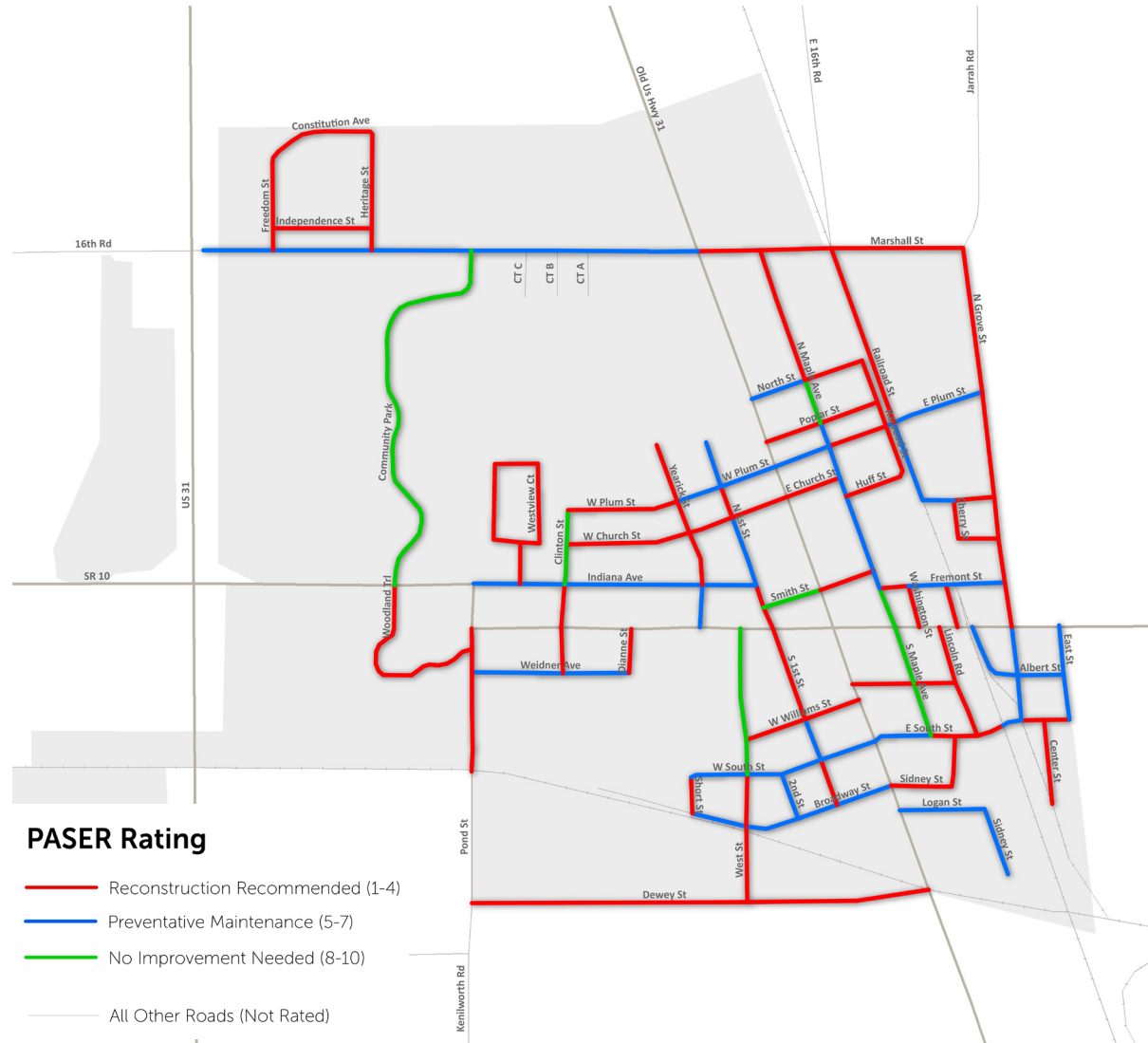
The Town of Argos is positioned at a distinctive and well-connected location within the regional transportation network, being served by US 31, Michigan St (Old US Hwy 31) and SR 10. This connectivity allows for goods, services, and people to move efficiently and effectively.

Road Asset Management

Argos completed an Asset Management Plan in 2016, which was developed to maintain an accurate roadway database of the Town's pavement surface conditions to program roadway maintenance and repairs into an annual paving program.

The Town, in coordination with MACOG, used the Pavement Surface Evaluation and Rating (PASER) system for assessing the community's pavement conditions. PASER is a visual assessment that rates a road's level of distress on a scale from 1 to 10; 1 representing structural failure and 10 representing no defects or less than a year old. The Town of Argos maintains approximately 23 miles of asphalt road. According to the PASER Assessment, 55 percent of Argos' asphalt roads are rated as structurally deficient (1-4), needing major repairs or reconstruction. Approximately 30 percent of the roadways need preventative maintenance treatments (5-7), and 15 percent of roadways need no improvements (8-10). **Figure A.9** displays the Town's PASER scores.

Figure A.9: Town of Argos PASER Assessment



Traffic Volumes

MACOG conducts regional traffic counts on a three-year cycle. **Table A.9** below highlights the traffic counts near Argos along US 31, SR 10, and Michigan Street.

Table A.9: Traffic Volumes		
Location	County	Truck Traffic
SR 10 W of US 31	1,730	15%
SR 10 E of US 31	4,111	11.6%
SR 10 (Walnut St) W of Old US 31	1,963	12.3%
SR 10 (Walnut St) E of Old US 31	1,387	11.6%
Old US 31 (Michigan St) N of SR 10	2,150	9.4%
Old US 31 (Michigan St) S of SR 10	1,517	11.9%
Old US 31 S of 17th Rd (RRXING)	1,125	9.6%
US 31 N of SR 10	13,018	33.2%
US 31 S of SR 10	14,134	30%

Source: MACOG (counts conducted between 2013 and 2016)

Traffic Safety

Crash data for the Town of Argos indicates that there is a major traffic safety concern at US 31 and SR 10, which is a two-way stop with a flashing yellow intersection. This intersection has one of the highest

crash rates along US 31 from Plymouth to Kokomo. From January 2010 to July 2015, US 31 & SR 10 experienced 47 total crashes:

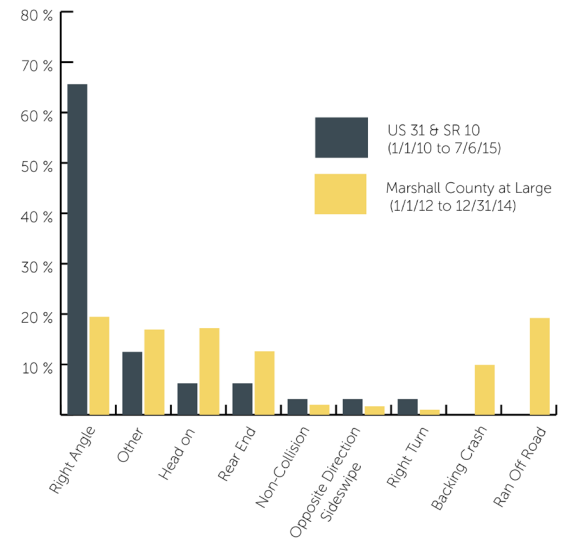
- One (1) crash resulted in a fatality;
- Six (6) crashes resulted in incapacitating injuries;
- 12 resulted in non-incapacitating injuries;
- Two (2) crashes resulted in possible injuries; and,
- 11 crashes were property damage only.

The number of injuries within the five-year timeframe totaled 40. A majority of these collisions (66%) were right angle collisions (see **Figure A.10**), which tend to be more severe in nature. Due to high crash rates at this intersection, INDOT has identified funds in the State Transportation Improvement Program to be used for safety improvements. The project is slated to be constructed in FY 2019, which begins July of 2018.

Freight Movement

Argos is extremely well positioned along US 31, SR 10 and two rail lines, Norfolk Southern (NS) and Elkhart & Western Railroad Co (EWR), to move freight quickly and efficiently. US 31 serves as the main north-south corridor linking the Michiana region to Indianapolis. NS runs through southern Marshall County and, along with CSX, operate over 42,000

Figure A.10: Manner of Collision at US 31 & SR 10 vs Marshall County at Large



miles of track throughout 20 states east of the Mississippi River and into Canada. EWR serves as the only north-south line in Marshall County. These lines are short Class III freight lines which run from Rochester northwesterly toward Lake Michigan and the Port of Indiana.

Modes of Travel

Automobiles

According to the 2014 American Community Survey Five-Year estimates, 76 % of Argos' workforce drove alone to work, with 15.8% carpooled to work, 1 % road a motorcycle, 4.7% walked, 1.5 % used other means, and .9 percent worked at home. **Table A.10** compares Argos to regional communities in Marshall County.

Additional, 67.4% of Argos' residents spend under 30 minutes commuting to work, 25.2% spend between 30 minutes to an hour and 7.4% spend over an hour. The overwhelming majority of Argos residents commute outside the Argos Community for work, see **Table A.11**.

Public Transit

Marshall County Council on Aging provides public transit service throughout Marshall County on weekdays from 7:00 am to 6:00 pm by appointment. Additionally, the Council on Aging incorporated daily service to towns including Bremen (Mondays), Bourbon (Thursdays) and Culver (Wednesdays) in their transit program. The fare for an out-of-town ride is \$6 per ride for 5 to 30 miles and \$11 per ride over 30 miles.

Table A.10: Regional Communities Modes of Travel

	Argos	Bourbon	Bremen	Culver	LaPaz
Drove alone	76.1%	86.7%	76.2%	82.0%	83.5%
Carpooled	15.8%	7.2%	13.6%	5.8%	12.4%
Public transportation	0.0%	0.0%	0.0%	0.0%	0.0%
Motorcycle	1.1%	0.9%	0.0%	0.0%	1.4%
Bicycle	0.0%	0.0%	0.3%	2.1%	0.0%
Walked	4.7%	4.2%	7.3%	5.5%	0.0%
Other means	1.5%	0.0%	0.6%	0.0%	0.0%
Worked at home	0.9%	0.9%	2.1%	4.7%	2.8%

Source: ACS 2014 Five Year Estimate

Table A.11: Regional Communities Commute Times

	Argos	Bourbon	Bremen	Culver	LaPaz
Less than 30 min.	67.4%	77.4%	78.0%	78.9%	79.7%
30 to 60 min.	25.2%	17.7%	19.9%	13.0%	17.5%
Over 60 min.	7.4%	4.9%	2.1%	8.1%	2.8%

Source: ACS 2014 Five Year Estimate



Active Transportation

Travel by automobiles is the primary mode of transportation for Argos' residents, which has a tendency to limit physical activity. However, there is an increasing interest to better accommodate walking and biking as many residents are seen walking to run errands or travel to work. While Argos has ways to go, Argos has made great efforts to begin accommodating for bicyclists and pedestrians.



The Town of Argos has approximately eight (8) miles of sidewalk; see **Figure A.11** for sidewalk network.

Legend

Roadway Network

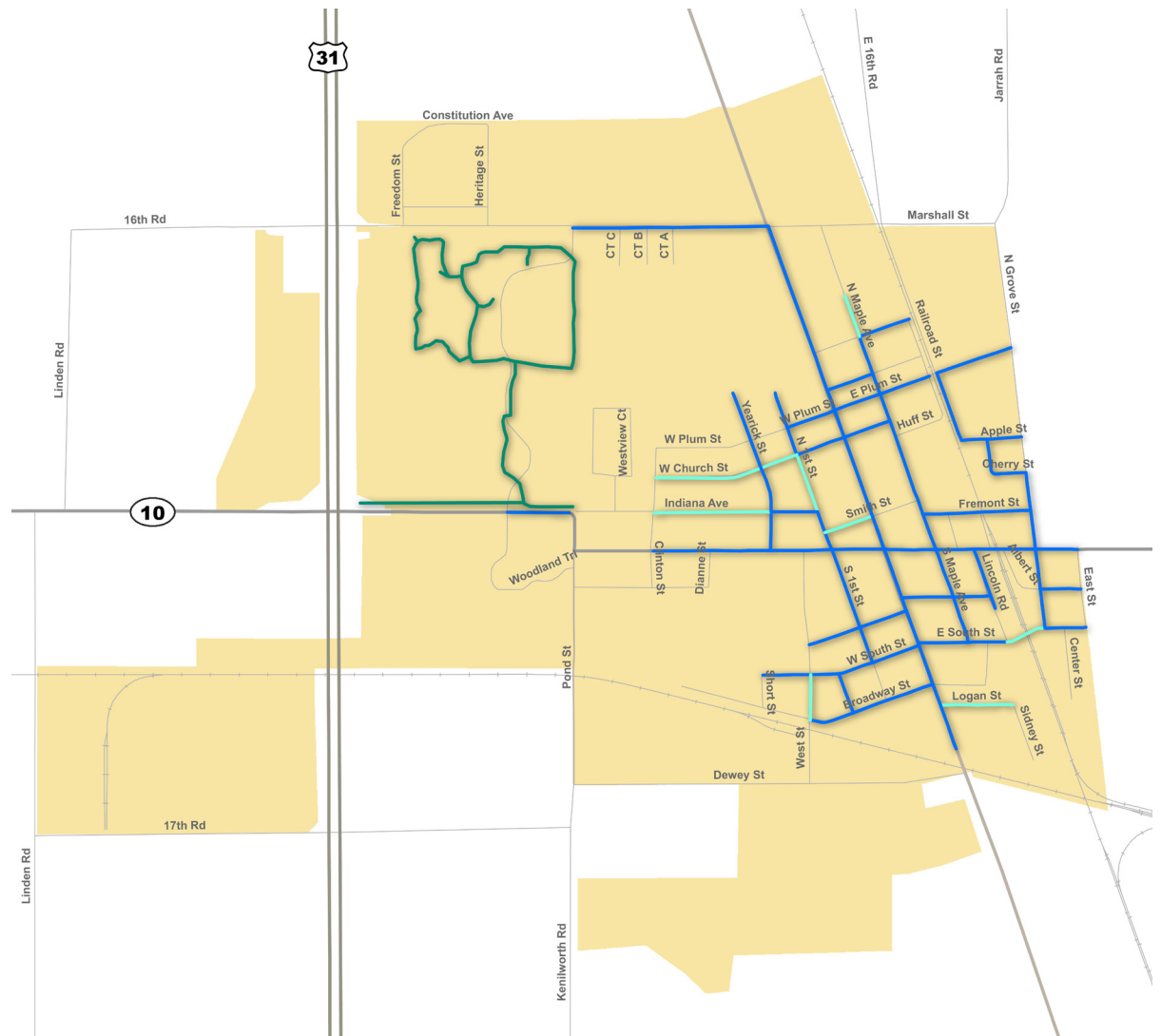
-  Existing Road Network
-  Railroads

Bicycle & Pedestrian Network

-  Existing Multi-use Trail
-  Existing Sidewalks

 Town Limits

Figure A.11: Existing Bicycle & Pedestrian Network



The Town budgets roughly \$12,000 annually for sidewalk improvements and conducts sidewalk maintenance on an as needed basis. In 2013, the Town received a grant to repair approximately 11,000 linear ft of sidewalks. The Town also includes sidewalk development policies in the Zoning Ordinance, Public Improvement Standards, section 6.19. New development is permitted only if infrastructure such as streets, drainage facilities, and utilities are adequate. All developments are required to dedicate right-of-way consistent with the Town of Argos Thoroughfare Plan, as well as construct roads that tie into the existing street network and development. Lastly, developers are required to install sidewalks along public streets and adjacent to the development.

The Town also has 1.7 miles of multi-use trails, including the 1.5 multi-use trail inside Argos Community Park. In MACOG's Michiana on the Move 2040 Transportation Plan, the Town of Argos has identified an additional 1.7 miles of multi-use trails and 1 mile of signed bicycle route on Michigan Street, connecting residents to Argos' other three parks, Argos Community Schools, and downtown; see **Figure A.11** for trail network.

On September 18, 2013, the Town adopted an ADA transition plan outlining a way in which the Town can create reasonable, accessible paths of travel in the public right-of-way for everyone, including people with disabilities. The Transition plan identifies physical barriers



New trail connects residents from Community Park to businesses off US 31.

and prioritizes improvements that should be made throughout the Town. Three high priority intersections included:

- N First St and W Church Street;
- S Michigan Street and E Williams Street; and,
- S Michigan Street and W Williams Street.

Safe Routes to School

Argos Community Schools has expressed interest in Safe Routes to School initiatives which can include both infrastructure projects as well as programming. The goal of Safe Routes to School is to improve student safety as well as encourage students to walk and bike to school. Benefits of Safe Routes to School can include increased physical activity, greater student achievement, enhanced traffic and personal safety, and better air quality. Approximately 46 percent

(260) of students ride the bus and one percent travel by bicycle.

Walking School Buses have also been used by schools, as a way to promote physical activity and Safe Routes to School. They are essentially an organized group of children walking or biking to school with one or more adults. Walking School Buses can take a variety of forms including groups meeting at one particular place, or school buses dropping off student several blocks from the school.

Transportation Funding

There are several funding opportunities the Town can seek for transportation projects. These include:

- Community Crossings Matching Grant
- Common Paths: such as Small Communities Sidewalk Program and Stellar Communities
- Office of community and Rural Affairs (OCRA) – Public Facilities Program (ADA Accessibility), Main Street Revitalization Program (Upon becoming a Main Street Community)
- Railroad Grade Crossing Fund

Community Facilities

Community facilities play a vital role in the quality of life for Argos' residents and visitors and creating a more sustainable community. The purpose of the Community Facilities Element is to provide general information about the facilities and services currently offered in Argos and the Argos Planning Area. This element provides an inventory of the existing conditions and framing the needs for capital improvements, community safety, education and Town government facilities. While Argos is capable of handling growth, Argos will be challenged to maintain its current capacity and address its aging infrastructure.

Town Utility System

The Town of Argos owns and operates a full-service utility system providing water, wastewater, and electrical services within the Town's corporate limits. Additionally, the Town provides electrical service to its surrounding areas within two miles of its corporate limits.

Water & Wastewater Systems

The Town of Argos provides potable water and sanitary sewer services to the majority of the residential areas, commercial and industrial buildings within the Town's corporate limits. Any of the identified land uses within the unincorporated planning

area (two-mile buffer around Argos's corporate limits) that are not served by the Town's system, may request to receive water and/or wastewater service to their property. Any property in the Planning Area with a failing septic system is subject to receive the Town's wastewater service.

Water Filter Plant & Wastewater Treatment Plant

The locations for Argos' wells and Wastewater Treatment Plant are located at 114 South 1st Street and 16720 Linden Road respectively; see **Figure A.12** for the location of facilities. The Town's water intake source is the Maxinkuckee Moraine aquifer system that holds 240,000 gallons of raw water. The Town is permitted to withdraw 500,000 gallons of water per month but currently operates 45 percent under capacity, withdrawing approximately 225,000 gallons. The Town's permitted treatment capacity is 212,000 gallons per day but currently, treats under capacity at 150,000 gallons per day. As future development occurs over the next 10 years, Argos is capable of handling more than 50 percent of usage before each system exceeds capacity.

The Town has one elevated storage tank located behind the Municipal Building with a holding capacity of 150,000 gallons and one underground storage tank with a holding capacity of 249,000 gallons. Effluent from the wastewater plant is discharged to the Town's detention pond.

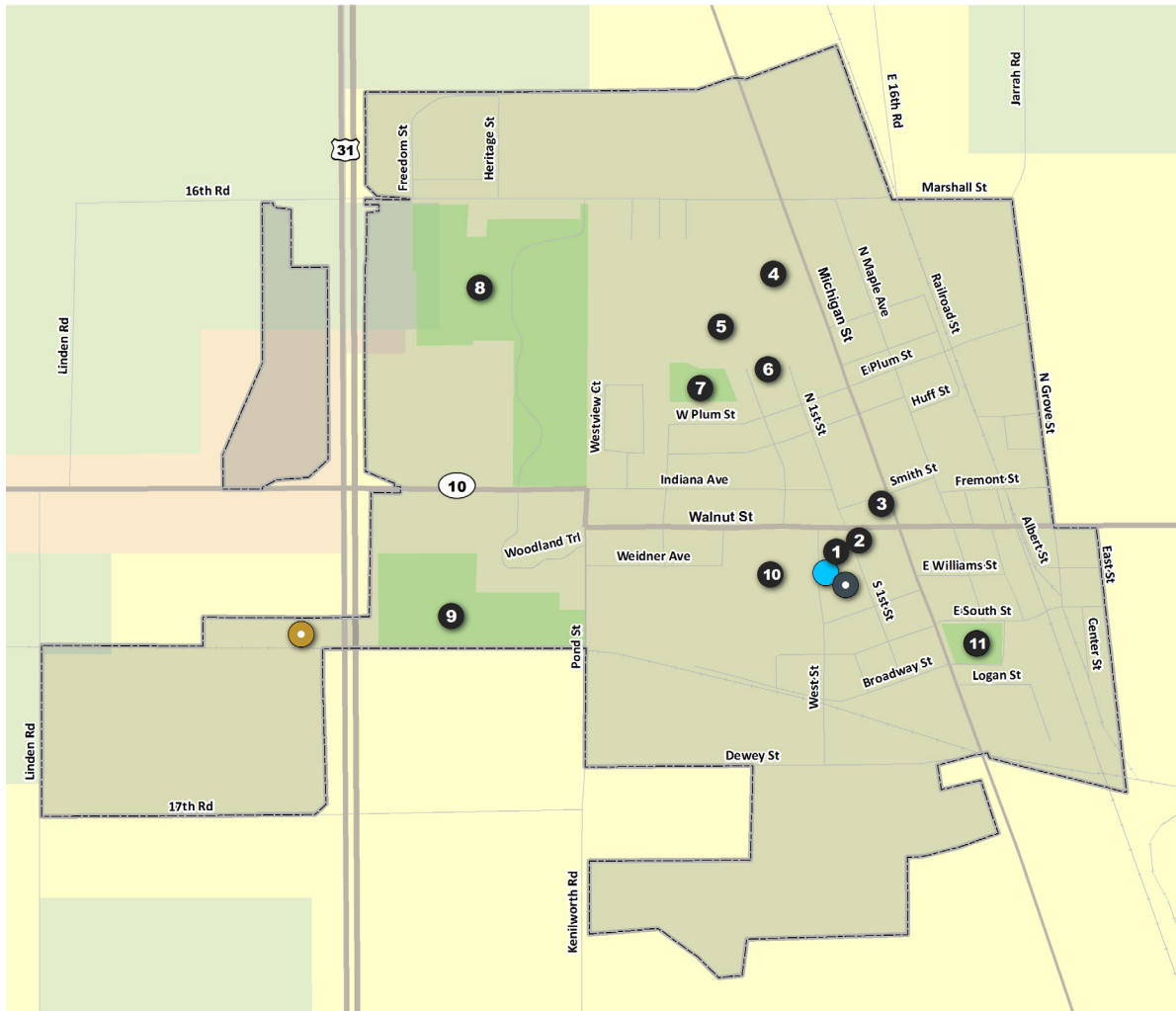


Town of Argos Water Tank

The average age of the Town's water and wastewater system piping is approximately 46 years with some sewer piping dated to the 1930s. Old water galvanized mains throughout the community also need to be replaced. Due to a limited capital budget and stagnate revenues from service fees, the Town's Utility Department cannot take a proactive approach to repairing miles of old system piping, rather make repairs on an as-needed basis.

In the last few years, Argos has been in violations with the Indiana Department of Environmental Management (IDEM) as the Town did not meet the National Pollutant Discharge Elimination System (NPDES) permitted effluent discharge limits.

Figure A.12: Town of Argos Community Facilities



Legend

Community Facilities

- 1 Municipal Building
- 2 Emergency Protective Services
- 3 Argos Public Library
- 4 Argos Medical Center
- 5 Argos Community Schools
- 6 Public Tennis Courts
- 7 Yearick Neighborhood Park
- 8 Argos Community Park
- 9 Argos Pond Park
- 10 Marshall County 4-H Fairgrounds
- 11 Argos Memorial Park

Argos Parks

Water & Wastewater Facilities

- Wastewater Treatment Plant
- Water Filter Plant
- Water Tank

Utility Service Areas

- Argos Water & Wastewater/Town Limits
- Argos Electric
- NIPSCO Electric
- Marshall County REMC

Historic Customer Base and Revenues

Figure A.13 shows the number of water and wastewater customers and sales over the past five years. Due to limited residential and business growth, the number of customers has not increased since 2012 and has remained at 692 customers (626-residential, 62-commercial, and 4-industrial). As a result of not capturing additional customers, sales have overall decreased. Water sales decreased six percent from \$292,262 in 2011 to \$277,538 in 2015. Likewise, with wastewater system, sales decreased by 0.25 percent from \$360,391 in 2011 to \$359,458 in 2015.

During the public engagement process, a vast majority of residents said they perceive utility costs in Argos are higher than other regional towns. Unlike other communities, Argos’ combines all service (water, wastewater, electric, fire protection, trash, and stormwater) fees into one utility bill. The average utility bill for a two family household is \$224.39.

A comparison of Argos’ water and wastewater utility rates to other regional towns is shown in **Figure A.14**. The total average water and wastewater utility costs based on a rate per 4,000 gallons consumed in Argos is \$77.20. Argos’ rates are six (6) percent higher than the Town of Bourbon, 12 percent higher than the Town of Bremen, and four (4) percent higher than the Towns of Culver and North Liberty.

Figure A.13: Water & Wastewater Customers & Sales

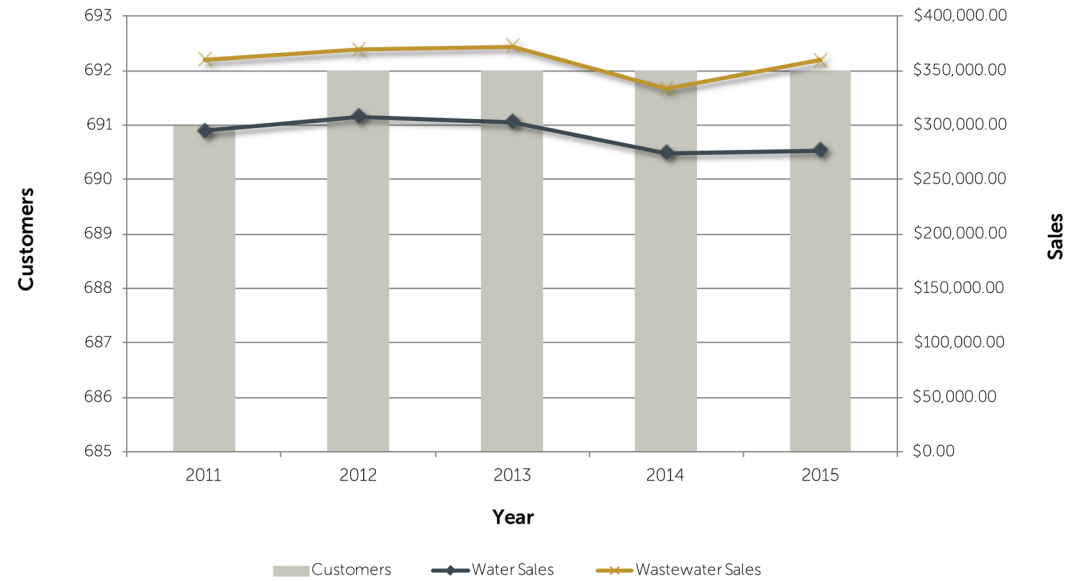
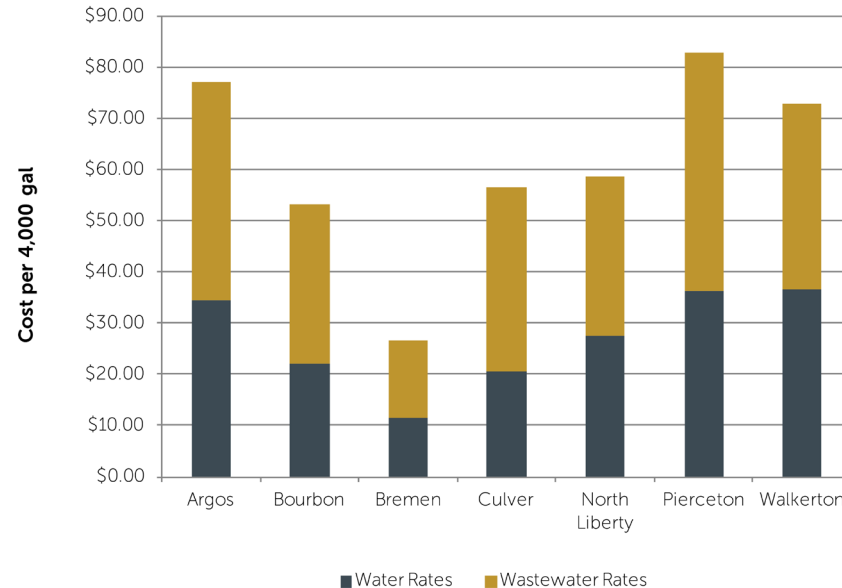


Figure A.14: Comparison of Regional Communities Water & Wastewater Rates



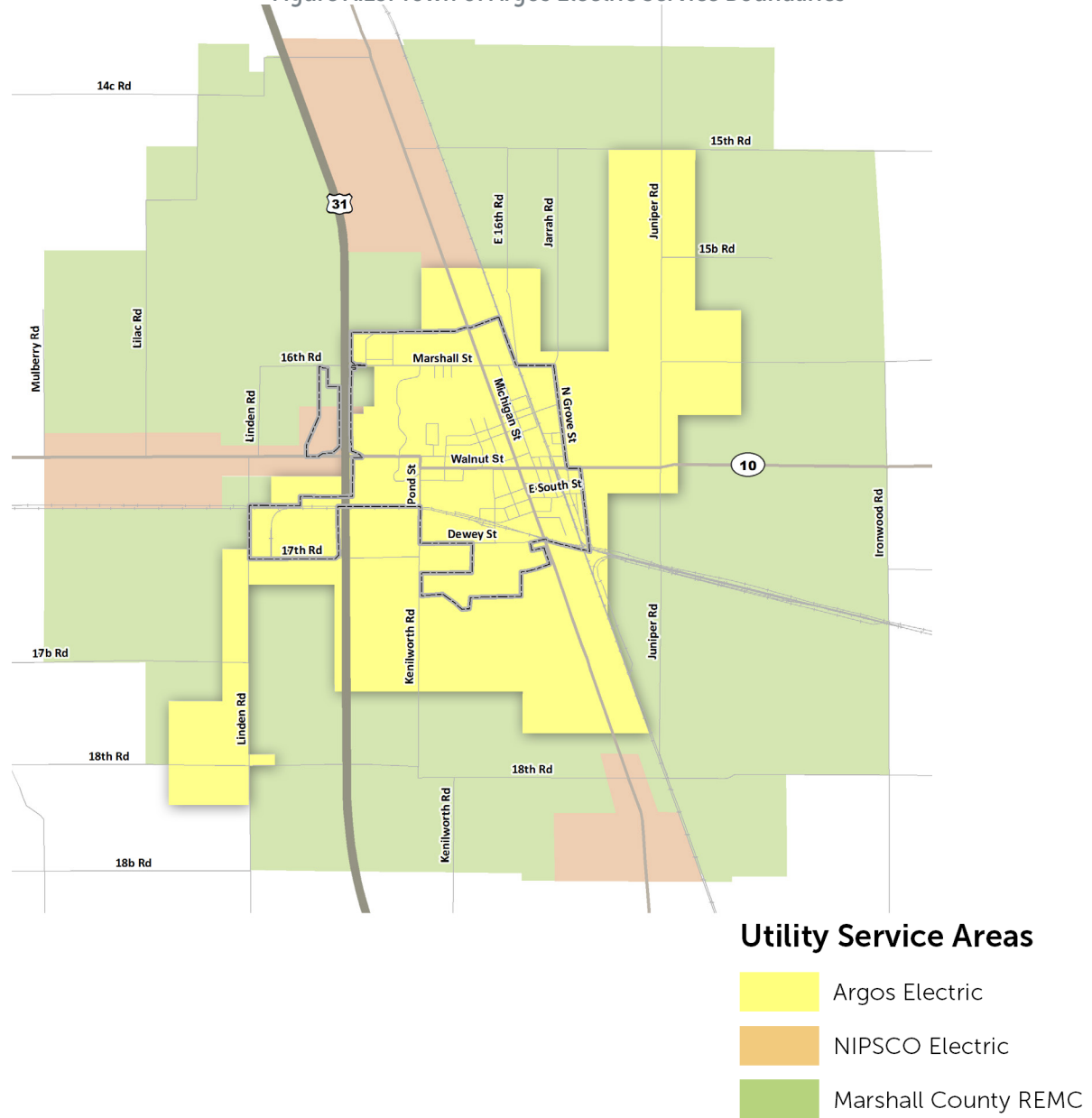
Electric System

The Town of Argos provides electric service to more than 820 customers (713-residential, 108-commercial, and 4-industrial) within the Argos Planning Area. Other service providers outside the Planning Area include Marshall County Rural Electric Membership Corporation and Northern Indiana Public Service Company; see **Figure A.15** for service area and territories.

The Town purchases its electric power from the Indiana Municipality Power Association (IMPA) with a 30 year contract; currently in the tenth year. IMPA, in collaboration with Argos, created a solar farm located southwest of SR 10 and US 31 in September 2015. Roughly, 3,000 solar panels were installed at the farm and collected energy will serve the Town of Argos's electric system to help offset peak periods. The Town's solar farm is one of 12 solar farms owned and operated by IMPA.

Argos has not seen a growth in electric customers since 2012, similar to that of water and wastewater customers; see **Figure A.16**. Electric sales currently represent the largest source of utility revenues for the Town of Argos; however, since 2012 has decreased 13 percent from \$2,844,501 to \$2,467,852. Moreover, Town Council approved a \$4 electricity rate increase in May 2013 following a rate study that indicated the previous rate and charges were not adequate to meet the reasonable requirements of the Town's

Figure A.15: Town of Argos Electric Service Boundaries



electric service. The four largest electric customers based on revenues include Consolidated Container, ITAMCO, TOPP Industries and Argos Community Schools.

The Town needs and is capable of expanding its electric services; however, due to SB 309, legislation limits a municipality to expand its territory if the expanding area is served by another entity.

Telecommunications

Argos has a franchise agreement with the Rochester Telephone Company (RTC) to provide telephone, long distance, cable TV, wireless internet and high-speed fiber optic service to the Argos Community. RTC has begun extending their fiber optic network into the Argos area by serving some of Argos' industries, and in the future will provide fiber optic service to the remaining outlining businesses and town residents.

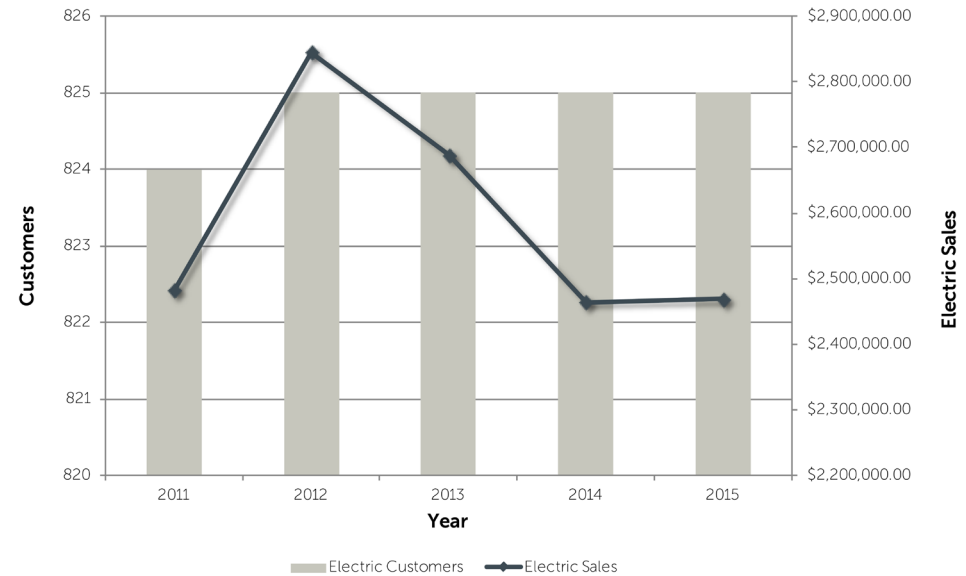
Natural Gas

The Northern Indiana Public Service Company (NIPSCO) provides gas service for Argos and Marshall County residents, commercial and industrial businesses.

Solid Waste & Recycling

Argos is contracted with Republic Services for their weekly trash and recycling collection services. Yard debris; however, is collected by the Town and taken to the yard waste

Figure A.16: Electric Customers & Sales



composite site, located near the wastewater treatment plant. Debris is turned into mulch and available at no charge to residents and nonresidents.



The Town of Argos is fortunate to be the Town's electric service provide. Allows excellent customer service and quick response times to repair power outages.

Community Safety

The Town of Argos provides Emergency Protection Services that includes the municipal police department, and volunteer Fire and EMS Department. The Town's Police Department provides protective services within the Town's corporate limits, whereas, the Town's volunteer Fire & EMS Department serves over 5,500 residents living in the Town of Argos, Green and Walnut Townships; see **Figure A.12** for the location of facilities.

Facilities and Operation

The Town's Emergency Protection Services is housed in one building, located off Walnut Street/SR 10, across from the Municipal Building. The Police Department is employed with five full-time positions (1-Chief of Police; 1-Sergeant; and, 3-patrolmen). The Fire and EMS Department is staffed with 30 volunteer firefighters and 15 Emergency Medical Technicians (EMTs).

Beyond patrolling, specialized police services include assisting the Marshall County Building Inspector with building code enforcements, VIN checks and response to work accidents. The Town's Fire and EMS staff are trained in emergency medical services, hazmat (hazardous materials) rescue and vehicle extrication. The Town's Emergency Protection Services houses police patrol vehicles, three main fire engine trucks, two water tank trucks, one

brush (Grass) unit truck, and two ambulatory vehicles.

Response Times & Fire Protection ISO Rating

One measure of emergency protection services efficiency and safety of residents is the response time to life-threatening calls. Response times include queuing time, the length of time from receipt of the request for service from the call center and dispatch of the call, and travel time to the scene of incidence. Calls are dispatched from the Marshall County Sheriff's Office in Plymouth. Serving within the Town's corporate limits,

the Town's Police Department is capable of being on scene within 2 to 3 minutes. The Town's Fire and EMS Department, having to serve a larger geographic area (80 square miles) than the Police Department, is on the scene within 7 minutes.

The National Insurance Services Office, Inc. (ISO) is an advisory organization that assesses a community's fire protection efforts in which the community can use to manage and mitigate issues to provide better fire protection services to its residents. ISO uses the Public Protection Classification (PPC) program's Fire Suppression Rating



Town of Argos Fire Department

Schedule (FSRS) to review and evaluate the community's fire protection efforts. Insurance companies use PPC information to help develop market-value premiums for fire insurance – as a community's fire protection services become better, premiums are lowered. The FSRS has three main sections of review: rates how quickly the fire department's response time; rates the fire department's operations and equipment; and, rates the community's water supply to determine if a community has sufficient water supply for fire suppression beyond daily consumption and distribution of hydrants. Once evaluated, a community receives a PPC score from 1 to 10. Class 1 represents superior fire protection services, whereas, Class 10 indicates a community's service does not meet ISO's minimum requirements. Based on listed criteria, Argos has an ISO rating of 6, which means Argos' Fire Department meets all minimum requirements for a PPC Class 8 or better. This speaks well for Argos given the service area and available resources for a small town.

Community Service & Programs

The Town's Emergency Protection Services is involved in many types of community services and programs. The Town's Police Chief serves as the D.A.R.E. officer and routinely speaks at Argos Community Schools to teach students about the importance of abstinence from drugs and alcohol. Additionally, the Town's Fire

Department participates in National Fire Prevention Awareness Month (October) to educate pre-school and elementary students on fire safety procedures such as "Stop, Drop and Roll" and "How Not to Burn."

Healthcare Services

Argos Medical Center (AMC), located at 530 North Michigan Street is affiliated with the City of Rochester's largest healthcare provider – Woodlawn Hospital (see **Figure A.12** for location). AMC is an outpatient family clinic that employs three physicians and one nurse practitioner with 12 patient rooms. In addition, AMC does offer OB/GYN coverage for expecting women with any surgical procedures handled at the Woodlawn Hospital.

Woodlawn Health Board reassesses the community's needs every 2 to 3 years and has found a need for more specialty care centers and specialty physicians in order to adequately serve the Argos Community and remain regionally competitive with other healthcare providers. The Argos Community is in need of specialized care in Otorhinolaryngology (Ear, Nose, and Throat), Cardiology (heart and artery), Neurology (central and peripheral nervous system in the brain and spinal cord), and Nephrology (kidney).

Argos EMS transports minor injured patients to AMC; however, due to Woodlawn's limited specialty services, major trauma victims

have to be airlifted to either South Bend or Fort Wayne, depending on the severity and type of treatment needed. This poses a life-threatening issue for major trauma victims.

Argos does have one dental office, Argos Family Dentistry P.C., located at 401 North Yearick Street. However, Argos does not have a local pharmacist, leaving individuals to drive 15 to 20 minutes to fill prescriptions.

Argos Community Schools

The Town of Argos, and Green and Walnut Townships are served by Argos Community Schools. Argos Community Schools offers a great school system with a 15:1 student to teacher ratio, which allows better one-on-one mentorship. Argos Schools also offers several advanced programs including Advanced Placement Teacher Investment Program (AP-TIP IN) to prepare students seeking higher education, Project Lead the Way (PLTW), which offers hands-on activities and empowerment to be problem-solvers,



Argos Community Schools is one of Indiana's top rated school district.

and an Agricultural Program to prepare students seeking a career in agriculture. For these reasons, Argos Community Schools has been rated as an “A” rated school system for the last three years by the Indiana Department of Education. Argos Schools does offer a “Free and Reduced Lunches” Program, in which 56 percent of elementary students receive this benefit and 51 percent of Jr. to Sr. High School students.

Argos Schools consists of one building serving grades K-12, one agriculture building and one administration building (see **Figure A.12** for location). Argos Community Schools’ capacity is approximately 900 students. However, enrollment has declined by 9.5 percent from 675 in 2011 to 611 in 2015. Similarly, the Triton (Bourbon) and Culver School Districts have declined as well by 9.6 percent and 20 percent respectively (see **Figure A.17**).

Argos Community Schools does not plan to build a new school in the next 20 years as the district’s student enrollment is well under capacity and the school corporation is focused on maintaining as a 1A school district.

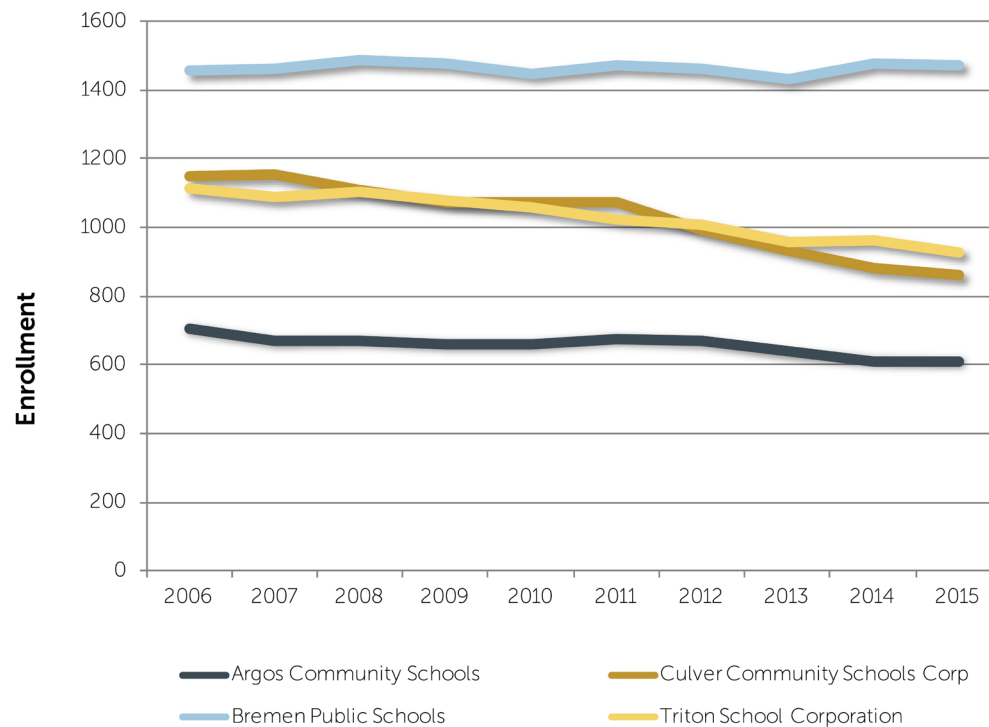
Although Argos Community Schools is an “A” rated school district with high graduation rates (88 percent), Argos residents and the School Board are concerned that if school enrollment does not increase, the school district may face consolidation with a nearby school district. Already, Argos School Board

has to make the difficult decision to cut back on school programs and faculty earnings. Argos Community Schools is one of the primary factors in attracting families to Argos and it is important the Town work with the School Board to secure the district’s future. Consolidation would likely force Argos students to be transferred to other school districts and would have a negative impact on the Town’s quality of life.

Parks and Recreation

The Town of Argos has a Parks Board, appointed by Town Council that also operates as the Town’s Parks Department. The Parks Board seeks to provide parks and recreational opportunities to Argos residents and visitors. The Parks Board owns and maintains four (4) parks, totaling 67 acres, and maintains the public tennis courts, located in front of Argos Community School building. The Parks Board has a joint-use

Figure A.17: Regional Community School Enrollment Trend (2006-2015)



agreement with Argos Community Schools to share each entities parks and recreational facilities, except the School's ball fields, to ensure recreational needs are met. See **Figure A.12** for the location of Argos' Parks and Recreation Facilities. Argos parks and recreation facilities include:

Argos Parks

- **Argos Community Park** – The largest community park at 50.8 acres with two soccer ball fields, outdoor exercise equipment, approximately 1.5-mile walking trail, wildlife observatory, splash pad, five pavilions, one kitchen, and sandpit volleyball.
- **Argos Pond Park** – This park is 11 acres with a 2-acre pond, providing a picnic area and public fishing.
- **Yearick Neighborhood Park** – This park is 3.38 acres and utilized as a green space and softball field by youth softball league and Argos High School.
- **Argos Memorial Park** – Formerly a cemetery, but is now a small neighborhood park with 1.5 acres and playground equipment.

Joint-use Recreation Facilities

- Tennis Courts
- School playgrounds

In January 2016, the Town of Argos and

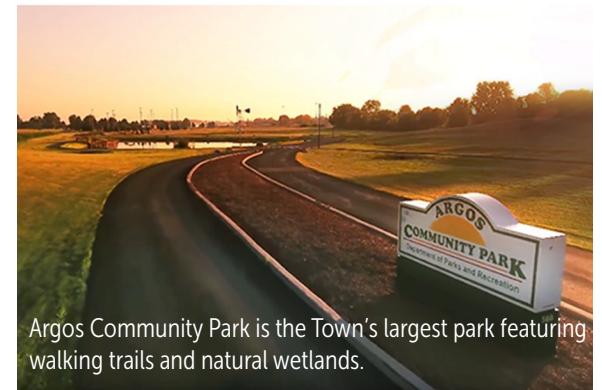
Parks Board developed a Five Year Parks Master Plan that outlines Argos' current park facilities, as well as their future goals and objectives by the year 2020.

The Town's vision is to develop their parks system under the concept of "A Town within a Park." The Town's parks would be an integrated system via an interconnected multi-use trails network between all park areas. Other priorities include maintaining a proper park security system, replace aging equipment, improve signage, add additional amenities in Argos Community Park, and install pedestrian amenities along trails.

Municipal Services

Most of the Town's general operations are located in the Municipal Building; the Emergency Protection Services (Police, and volunteer Fire and EMS Departments) are located at one location at 125 West Walnut Street, and the Town's Water Filter Plant and Wastewater Treatment Facility is located at 16720 Linden Road. The Municipal Building also serves as the main operation center for public works (Utilities and Streets Departments) and location where residents can pay their utility bills (see **Figure A.12** for the location of Town facilities).

Twice a year the Town sends out a community newsletter to keep its residents up-to-date on general inquiries and upcoming seasonal events.



Argos Community Park is the Town's largest park featuring walking trails and natural wetlands.



Argos Community Park also features a splash pad.



Town of Argos Municipal Building

Natural Resources

Argos' parks, recreational facilities, and environmental features are another contributor to the community's identity and quality of life. While the Town of Argos is small in land area, there are several environmentally sensitive areas within the Planning Area that should not be overlooked and would provide benefits to protecting these natural resources. The purpose of this element is to inventory and analyze Argos' natural resources and provide a framework to consider how to preserve, maintain, and improve these resources as development occurs.

Land Management

Soils

Soil associations within the Argos Planning Area were identified using the United State Department of Agriculture's Natural Resource Conservation Service (USDA NRCS) State Soil Geographic Database (STATSGO). STATSGO provides detailed descriptions of soil types as well as produce soil reports to help determine the best land management and protection of soils. This information can assist planners, engineers, developers and farmers to determine land suitability for farming and/or development.

The three soil associations in the Argos Planning Area are listed below:

- **Riddles-Crosier-Oshtemo** – This association represents about 84 percent of the land area within the Argos Planning Area. Soils are nearly level to strongly sloping and range in permeability from moderate to well-drained. Subsoils are medium textured to sandy loam. Soils in this association need amending prior to supporting crop production and properly designed footings and foundations will support building development.
- **Oshtemo-Kalamazoo-Houghton** – This association represents eight (8) percent of the land area within the Argos Planning Area. Soils are well-drained and range from level to strongly sloping. Subsoils are moderately coarse in texture with deep to moderately deep sand and gravel. Soils are suited for crop production and properly designed footings and foundations will support building development.
- **Houghton-Adrian-Carlisle** – This association also represents eight (8) percent of the land area within the Argos Planning Area. Soils in this association are organic soils that are extremely wet and will retain water. For this reason, soils have low strength and are not suitable for crop production or building development.

The soil association order's (an order

represents the soil forming process and each term ends in "sol") are mostly Alfisols with a slight mix of Mollisols. Alfisols tend to have a clay-enriched subsoil, while Mollisols have an organic-rich surface layer. Both soil orders are characterized as above average in fertility.

In summary, soils within the Argos Planning Area are classified by the USDA NRCS as being suitable for farmland and generally suitable for development, except the Houghton, Adrian and Carlisle soil series. Due to various soil characteristics and the depth of the water table, nearly all of the soils in the Planning Area are unsuitable for septic systems. However, the Marshall County Health Department will issue permits for septic systems on certain sites so long as the site's soil and parcel conditions are appropriate for septic treatment.

Agriculture

Argos is home to several organic farms such as Sunny Meadow Farm and Farming for Life. Sunny Meadow Farm is an all-natural dairy farm that utilizes environmentally friendly biodynamic farming methods. Farming for Life is a two-acre organic farm devoted to growing fresh organic produce, fermented foods and beverages, and restoring the life of its soils to minimize the use of fertilizers and pesticides. Produce foods generated from Farming for Life is sold in many specialty all-natural grocery stores throughout Indiana, including stores



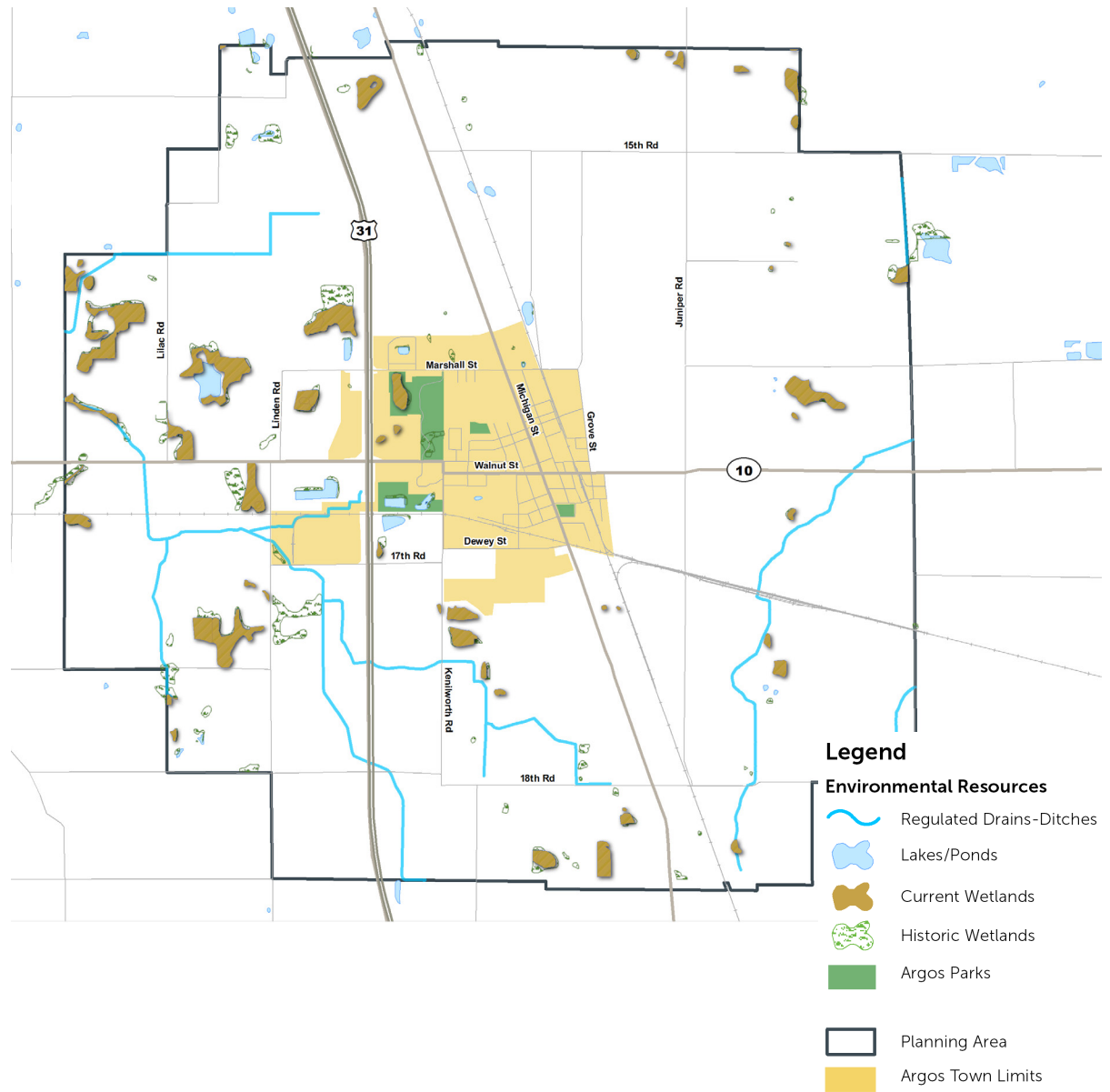
located in Elkhart, Kosciusko, Marshall and St. Joseph Counties.

Environmentally Sensitive Areas

Environmentally sensitive areas such as wetlands benefit a community in a variety of ways including preserving of plant and animal habitats, provisions of open space and recreational areas, even help manage stormwater and improve water quality.

According to the U.S. Fish and Wildlife National Wetland Inventory documents over 194 acres of wetlands located within the Argos Planning Area, with seven (7) of these acres located within the Town of Argos. Additionally, 104 acres of historic pre-settlement wetlands reside within the

Figure A.18: Environmentally Sensitive Areas





The Argos Ikes seeks to preserve Argos' natural resources and maintains 17 acres of land.

Argos Planning Area, with 10 acres in the Town of Argos (see **Figure A.18**).

Marshall County is home to the Argos, Indiana Chapter of the Izaak Walton League of America (IWLA), locally referred to as the Argos Ikes and currently, serves as Argos' only land conservation group. The Argos Ikes mission, "To conserve, maintain, protect and restore the soil, forest, water and other natural resources of the United States and other lands; to promote means and opportunities for the education of the public with respect to such resources and their enjoyment and wholesome utilization." The Argos Ikes own and maintain 17 acres, located outside of the Argos Planning Area.

The Town's Land Use & Development Code Environmental Standards of the Zoning Ordinance outlines several standards to preserve these environmentally sensitive areas from development. Some of the requirements include:

- Developments shall be setback 75 feet from regulated drains and provision of a 20 foot vegetated buffer from all retention, detention, and pond edges.
- The Town requires Planned Unit Developments (mixed-use developments) to preserve 15 percent of the development as open space. Common open spaces shall be provided in new subdivision

developments that include 20 or more acres.

- Lands with slopes greater than 10% are considered unsuitable for development.
- Existing natural and historical features that add value to the development should be preserved, as much as possible, through harmonious land design.

Plant and Animal Habitat

According to the Indiana Department of Natural Resources (INDNR) Endangered, Threatened, and Rare (ETR) Species Inventory, Marshall County has about 56 species of various levels of concern. These ETR species includes 12 mollusk/mussels, one (1) insect, three (3) types of fish, one (1) amphibian, six (6) types of reptiles, 11 types of birds, two (2) mammals, and 20 vascular plants. INDNR has concluded no ETR species were found within 0.5 miles of the Argos Planning Area.

Water Management

Water management in the Town of Argos focuses on several factors that provide a variety of uses for its residents including drinking water quality, wastewater treatment, flood risk reduction, and recreational opportunities.

The Argos Planning Area is located within

two watersheds: the area west of Juniper Road is located within the Kankakee River Watershed, and the area east of Juniper Road is located within the Tippecanoe River Watershed.

- **Kankakee River Watershed** – Stormwater collected west of Juniper Road drains west into Wolf Creek, a tributary of the Yellow River that flows into the Kankakee River.
- **Tippecanoe River Watershed** – Stormwater collected east of Juniper Road drains east into a series of regulated drains prior to draining into the Tippecanoe River.

The Town regulates nine (9) drains that equates to 13 linear miles of waterways within the Argos Planning Area; therefore, any maintenance of these waterways is under the jurisdiction of the Marshall County Surveyors Office. Two (2) of the seven (7) regulated drains are located within the Town of Argos' corporate limits (see **Figure A.18**). Regulated drains in the Argos Planning Area are:

Town of Argos

- Argos Town Drain
- William Myers Ditch

Argos Planning Area

- Fletcher Ditch

- Gabriel Leffert Ditch
- Heckaman/Harrel Ditch
- Lewis Boggs Ditch
- McGriff-Hooker Ditch

Stormwater

The Town of Argos does have a stormwater collection system at certain locations of the town. The areas southwest of Walnut Street/SR 10 and Michigan Street has stormwater infrastructure that collects surface water runoff and flows to the detention pond near the wastewater treatment plant. From the detention pond, it is discharged to Myers ditch through a series of tile drains. Areas east of Michigan Street does not have a storm sewer system but are served by drywells. Additionally, the northwest area of Walnut Street/SR 10 and Michigan Street does not have a storm sewer system. During heavy rainfalls, the areas around Woodland Trail and Westview Court are prone to flood due to no storm sewer system, topography, and slowly permeable soils.

Although Argos does have stormwater infrastructure in place in the southwest areas of town, Argos is not a permitted community with a Municipal Separate Storm Sewer System (MS4) as authorized in the 1999 Phase II Program of the Federal Clean Water Act and the Indiana Department of Environmental Management (IDEM). Eligible Phase II MS4 entities are cities or

towns with a population of 7,000 people or more. MS4s help reduce the impacts of stormwater runoff from impervious surfaces and land developments. MS4 entities are required to develop and implement a Stormwater Quality Management Plan (SWQMP) that addresses six (6) categories of best management practices that implement programs and practices to control stormwater runoff. These categories include public education, public involvement, illicit discharge, construction and post-construction runoff, pollution prevention, and good housekeeping.

Drinking Water

Through the Environmental Protection Agency's (EPA) Safe Drinking Water Act (SDWA), requires the Town of Argos' public water systems to meet national drinking water standards to protect the health of its consumers. The SDWA also requires the Town of Argos to publish an annual Consumer Confidence Report, detailing what is in the drinking water, where it comes from, and how the drinking water standards are achieved. According to the Town's 2016 Water Quality Report, the Town meets federal and state drinking water requirements. The Town tested its drinking water for over 50 regulated and unregulated contaminants such as microbes, inorganic or organic compounds, and radioactive contaminants.

Residents living outside of Argos' corporate

limits are not on the Town's water system and currently receive their drinking water through private wells.

Wastewater

The Town of Argos is permitted under the National Pollutant Discharge Elimination System (NPDES) program, overseen by IDEM, to provide wastewater services to residents and businesses within the Argos corporate limits. Treated wastewater is discharged into Myers Ditch and then further west to County Tile drains. Properly maintaining wastewater contributes to the quality of water available for consumption. Other factors to consider that has an effect on quality of water is addressing aging infrastructure to prevent sewer leaks, sewer backups from improper waste disposal or tree roots, and sewer overflows from excessive stormwater. According to IDEM, Argos experienced several violations in the last few years, as the Town did not meet NPDES permitted effluent pollutant concentration limits. Additionally, the last sewer overflow occurred in 2013 at Myers Ditch.

The Town of Argos Municipal Code does not permit the installation or replacement of septic systems within the Town's corporate limits. If a septic system fails within the corporate limits, the property owner will be required to hook-up to municipal wastewater services. Wastewater services are not currently provided outside the

Town's corporate limits; therefore, the rural property owner is required to obtain a septic tank permit from the Marshall County Health Department.



The Town of Argos wastewater truck.

Cultural Resources

Similar to natural resources, cultural resources also contribute to Argos' character and quality of life. Cultural resources help create an identity, as well as teach Argos' residents and visitors about the community's past, and appreciate Argos' history, art, and architecture. Additionally, preservation and protection of historic resources can provide substantial social and economic benefits that enhance the livability and distinctiveness of a community.

The Cultural Resources Element generates awareness of and consideration for historical and cultural heritage issues. It includes an inventory of historical resources, details available programs, incentives, institutional and community facilities within Argos.

Historic Preservation Entities

National Park Service

The National Park Service seeks to preserve historic resources by administering federal tax incentives and grant programs, designate buildings and sites on the National Register of Historic Places and National Historic Landmarks, as well as work with local communities to revitalize their communities, conserve their natural resources, and preserve their history.

Indiana Division of Historical Preservation & Archaeology

The Indiana Division of Historic Preservation and Archaeology promotes the conservation of Indiana's cultural resources through public education efforts, financial incentives including several grants and tax credit programs, and the administration of state and federally mandated legislation.

The Division also facilitates state and federal preservation programs and is the staff of the State Historic Preservation Officer. State Historic Preservation Office (SHPO) plays a critical role carrying out many responsibilities in historic preservation. One responsibility is working with locals and entities who are seeking to nominate historic buildings, sites, districts and/or landmarks to the National Register. The Division is responsible for reviewing and maintaining the nominations for properties in the National Register.

The National Register of Historic Places is the list of individual sites, structures, objects and districts, deemed important in American history, culture and architecture or archeology. It is a federal honorary designation administered by the Secretary of the Interior through the State Historic Preservation Office (SHPO). While buildings on the National Register may be eligible for tax incentives and grants, they are minimally protected from adverse changes or demolition.

Indiana Historical Bureau

The Indiana Historical Bureau provides publications, programs, and other opportunities to help local communities educate their residents about the history of their communities, the state of Indiana, and their relationships to the nation and the world. The Indiana Historical Bureau also administers the Indiana Historical Marker Program.

Historic Districts

According to the Indiana Division of Historic Preservation and Archaeology, Argos has two historic districts listed on the National Register of Historic Places. The two historic districts are Argos' Downtown (designated on September 16, 2001) and the Argos Izaak Walton League Historic District (designated on December 15, 2011).

The Argos Downtown Historic District includes 21 buildings and the Argos Izaak Walton League Historic District includes 17



Downtown Argos - 1922

acres of two fishing ponds, fish hatchery, historic structures and a clubhouse used as a meeting hall for the organization. The Argos League seeks to conserve Argos' natural wildlife.

Historic Preservation Regulations, Incentives & Programs

While Argos has no official historic preservation regulations or guidelines, the Town's Zoning Ordinance does require that new development should not inadvertently have a negative effect on historic structures, including those listed in the National Register. Any existing natural and historic features should be preserved through careful design.

Historic properties in Argos may be eligible for one or more of the following federal and state preservation incentives and programs:

Federal Historic Preservation Incentives

The Federal Historic Preservation Tax Incentives program encourages private sector investment in the rehabilitation and re-use of historic buildings. A 20 percent income tax credit is available for the rehabilitation of historic, revenue producing buildings determined by the Secretary of the Interior, reviewed by the National Park Service and SHPO. A 10 percent tax credit is available for the rehabilitation of non-historic, non-residential buildings. Additionally, there is a tax incentive for easement donations by a property owner to

a preservation or conservation organization to permanently protect a historic property. More information on these incentives is available through the National Park Service/ Technical Preservation Services.

Indiana Historic Preservation Incentives & Grant Programs

There are a number of tax incentive and grant programs for rehabilitation of income producing properties and buildings owned by not-for-profit organizations or local governments. Details on these incentives and programs are available through the Indiana Department of Natural Resources/ Historic.

Indiana Historical Marker Program

The Indiana Historical Marker Program was authorized in 1921 by the Indiana General Assembly and officially established in 1936. The program seeks to mark places that represent important statewide and/or regional effect worthy for commemorating. Marker topics may include events, individuals, buildings, sites, or other entities that had national, statewide, and/or regional significance that had a major effect worth commemorating.

Community Support from Institutional & Educational Facilities

Argos is home to several diverse faith-based institutions categorized into six

denominations. Most participate in hosting community events such as special meals and musical programs to enhance Argos residents' spiritual needs and growth.

Argos Community Schools offers special programs such as the Advanced Placement Teacher Investment Program to prepare students for college and careers; Project Lead the Way that creates engaging, hands-on activities and empower its students to be problem-solvers; Agricultural Program to train students seeking a career in agriculture; and, after-school childcare program.

The Argos Public Library is an independent library system and is one of 5 independent libraries that is not part of the Marshall County library system. The main library consists of two attached buildings, located at 142 North Michigan Street. Its façade and



Argos Public Library is a great community asset that actively engages the community year round.

interior were restored, as much as possible, to its original look. The library's FY16-17 budget is \$170,000 and is primarily funded via property taxes. A 7-member board, appointed by the School Board, County Council and County Commissioners, governs the Argos Library. The Argos Library features 30,000 materials in circulation, 12 computer stations, free public Wi-Fi, audio book section, CD and DVD collection.

The Argos Public Library offers a variety of services and programs including:

- **Summer Discovery** – a six-week reading and activities program to promote continual learning during the summer months,
- **Family Event Time** – Provides opportunities for families to bond together between April and September. Activities range from story reading and organized events.
- **Fire Prevention Awareness** – The Library helps coordinate with the Town's Fire Department during the month of October to teach students on fire safety procedures such as stop-drop-and-roll and not to play with fire.
- **"Cookie Walk with Santa"** – in the month of December.

Woodlawn Hospital, located in Rochester, Indiana, provides support to Argos Community Schools by offering free

physicals to student athletes and medical assistance, if needed, during sporting events, as well as supporting the Marshall County 4-H Fair.

Festivals & Events

Argos provides several opportunities throughout the year to keep its residents entertained. The Town of Argos, Argos Community Schools, Parks Board, Argos Public Library, Fire & EMS Department, and its Faith-Based Institutions make these events possible. Things to do in Argos include:

- **Argos Community Park** – This is the major community parkland in Argos, approximately 51 acres in size, and features many amenities including a splash pad, wetland wildlife observatory, ball fields, outdoor exercise equipment, pavilions, sandpit volleyball, and over 1-miles of trails. The

Town plans to install a disc golf course, horseshoe pit, and amphitheater.

- **Argos Memorial Park** – This 1.5-acre neighborhood park features playground equipment and pavilion. The park also features a memorial monument honoring those buried at the former Greenslope Cemetery.
- **Yearick Neighborhood Park** – This neighborhood park is approximately 3.4 acres in green space with a softball field that is utilized by the local youth softball league and Argos High School.
- **Argos Pond Park** – This park is 11-acres of open space and features a 2-acre community fishing pond. Future plans include a pavilion and walking trails leading to Argos Community Park.
- **Public Tennis Courts** – Two tennis courts are located next to the Argos



Memorial Park



Marshall County 4-H Fair

Community School building and are open year-round to the public.

- **Argos Youth Sports League** – Supports sports teams for soccer and baseball.
- **Marshall County 4-H Fair** – Offered during the third week in July, the Marshall County 4-H Fair receives approximately 2,500 to 3,000 visitors per day. The 4-H Fair features livestock competitions, concerts, horse pull, square dancing tractors, beautiful baby contest, senior citizen day, mud bogging, a color run, and rodeo competition.
- **Argos Community Garden** – The Community Garden is less than a half acre, located south of the water tower, and features three raised garden beds and four barrel planters. Argos plans to add three more raised garden beds in the near future.
- **Argos Summer Kick-off Festival** – Featured during the last weekend in June. Featured events include a beauty contest for ages 3 to 9, athletic tournaments, a parade, local music, mud bogging, tractor pull, local food and craft vendors, games for all ages, a firework display, and “Movie Night in the Park.”



The Marshall County 4-H Fair draws 2,500 to 3,000 visitors to Argos that has direct benefits to local businesses.



Argos Community Garden, located south of the water tower, promotes social interaction and quality of life.



The Argos Summer Kick-off Festival is one of the highlighted summer events, next to the 4-H Fair. Festival includes a parade, live music, mud bogging and more.

- **Other Events** – The Town’s Fire Department hosts an annual Fish Fry and local churches regularly host special meals and choir productions.

Land Use

Land development plays a vital role in identifying the character and identity of Argos. The purpose of the Land Use Element is to inventory the existing land use to garner an understanding of the current development patterns and identify locations, where land uses, should be preserved from alterations and conceptualize future growth scenarios to develop the future land use map (FLUM). FLUM serves as the Argos' envisioned base on what they would like to achieve by 2030. Additionally, FLUM will help guide local decision-making in terms of zoning and land development regulations.

Existing Land Use Inventory

The Planning Team conducted a field assessment and used aerial imagery in ArcGIS to classify each parcel in the Argos Planning Area into one of 11 existing land use categories. The existing land use pattern is shown in **Figure A.19**. Each category describes the primary use of the parcel as of November 2016 and described as follows:

Agriculture – Land used for farming and distribution of crops.

Open Space/Recreation – Land designated for passive or active recreation or parks or environmentally sensitive lands.

Rural Residential – Land in large-lot parcels occupied by single-family homes in a rural

setting.

Single Family Detached – Land occupied detached homes and intended for use by a single family.

Single Family Attached – Land occupied by detached or attached homes that were divided into multiple units intended for use by more than one family including duplexes and fourplexes.

Multi-Family – Land occupied by apartment complexes accommodating multiple residential units.

Public & Utilities – Land owned and operated by the Town, County, or a public institution such as school, library, and churches.

Office – Land occupied by buildings for professional employment uses by single-tenant properties, small professional offices including medical centers and dental offices.

Commercial – Land occupied by buildings or use intended to generate a profit, retail sales or services.

Industrial – Land occupied by small to large buildings for the intent of manufacturing, assembly, distribution, or warehousing goods.

Undeveloped – Land categorized as undeveloped has no development activity, in a wooded lot, or without an occupied structure.

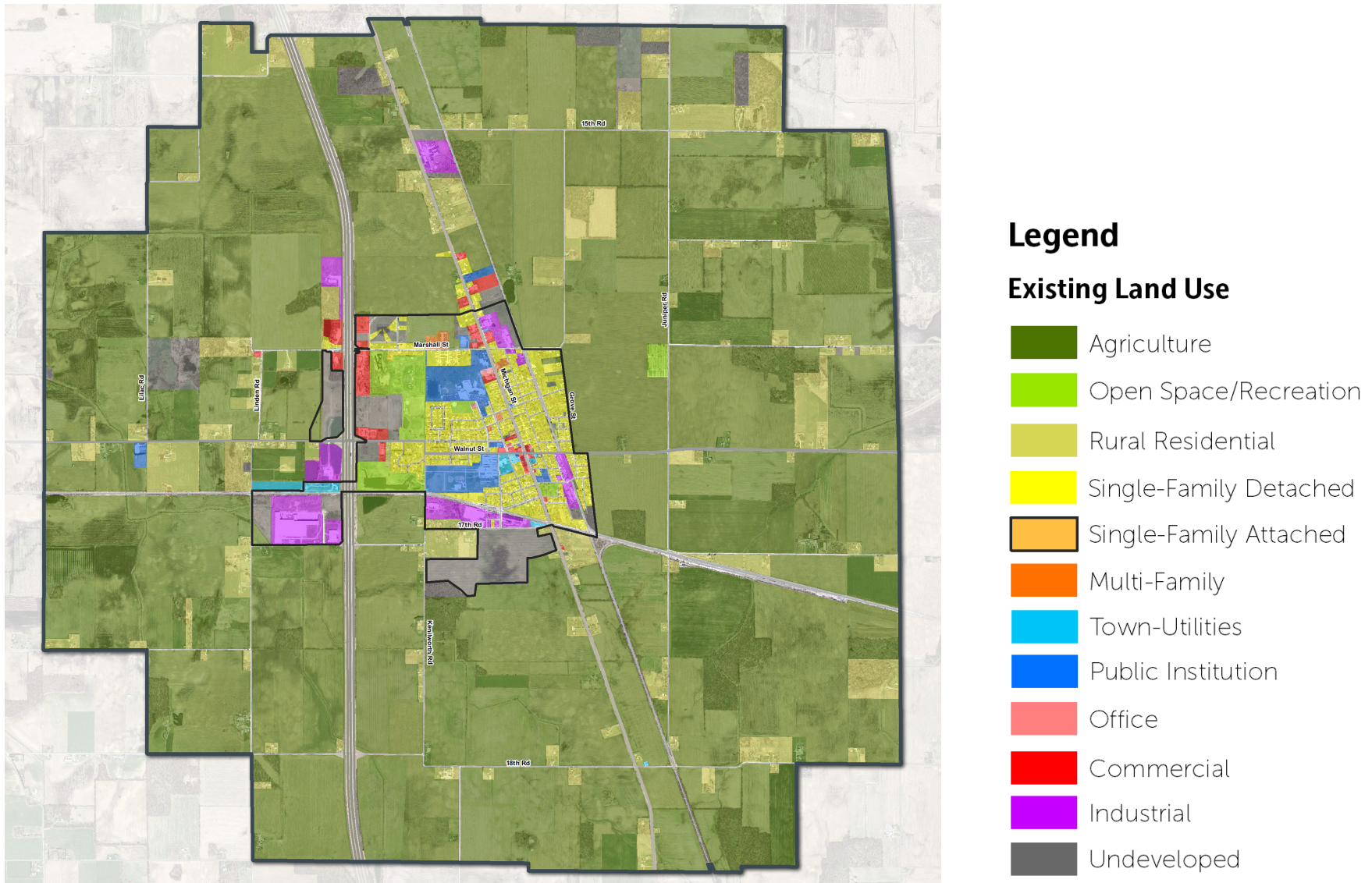
Table A.12: Existing Land Use Inventory

Land Use	Acres	Percent Total
Agriculture	7,162	81.0%
Open Space/ Recreation	89	1.0%
Rural Residential	763	8.6%
Single Family Detached	222	2.5%
Single Family Attached	0.8	0.0%
Multi-Family	8	0.1%
Public & Utilities	101	1.1%
Office	1.5	0.0%
Commercial	52	0.6%
Industrial	131	1.5%
Undeveloped	317	3.6%
TOTAL	8,847	100.0%

Source: MACOG

Table A.12 breaks down the existing land use categories with the quantity in acreage and percent distribution. Calculations are based on ArcGIS inventory on a parcel level. Agriculture made up the largest land use coverage in the Planning Area with over 7,000 acres. Approximately nine percent of the land in the Planning Area is considered rural residential. Single-family uses make up about three percent of the land area whereas commercial and industrial uses together comprise about two percent of the land area. Undeveloped land, predominately inside the Town's municipal boundary, is about 4 percent.

Figure A.19: Existing Land Use



Approximately 76 percent of land within the Town limits is developed and 24 percent of the land is undeveloped, as shown in **Figure A.19**. Land development inside the Town's corporate limits is limited to infill development and redevelopment. The Town of Argos has several targeted areas prime for new development. Argos has two tax increment financing (TIF) districts, located at the U.S. 31 and S.R. 10 intersection, which make up approximately 26 percent (46 acres) of the land area. The other targeted area for new development is the 74-acre Industrial Park located on the south side of Town off 17th Road. Approximately 54 percent of land inside the Town's corporate limits is all other undeveloped lands.

Land Use Form & Character

Land use patterns in Argos are reflective of likely development patterns for most small towns. Development in Argos began at the main intersection of S.R. 10 and Michigan Street, forming the urban core or the heart of Argos' downtown, with commercial and public utility uses as the predominant uses. Surrounding the urban core is primarily single-family residential, which in Argos make up the majority of land use development. Mixed in the residential areas are some multi-family apartment complexes, professional offices, neighborhood parks, and public institutions and facilities. Other than the urban core, commercial uses are mostly located at nodes (key intersections),

which are outside on the edges of Town and disconnected from the residential areas. Additionally, industrial uses are located on the edges of Town. Although commercial and industrial development has occurred on the fringes, the likely factor may be due to land availability at the time of development and convenient access to major transportation routes including U.S. 31, S.R. 10 and rail line. Outside the Town's municipal boundary, within Argos' two-mile extraterritorial planning area, predominately consists of lower density developments such as one single-family home per acre and farmlands.

Relationship to Zoning Ordinance & Other Community Elements

The purpose of a zoning ordinance is to govern the subdividing of lands, regulate the uses on the land in terms of scale, intensity, and appearance, and implement the land use policies from the Comprehensive Plan. Likewise, the zoning map and regulations should reflect the vision of the future land use map. While the Comprehensive Plan is a guiding policy document for growth and development in the community over a long-term, the Zoning Ordinance operates at a parcel level dealing with development on a daily basis. However, the Comprehensive Plan and Zoning do not always operate harmoniously as they are accompanied by constant changes in real estate market, community desires, and/or local decision

makers.

It is also vital when making land use decisions to consider the impacts and interconnections with the other community elements. A community should not openly expand its municipal boundaries or utility services without first considering the financial impacts to the Town's public services. Community needs may require attention to preserving natural and cultural resources such as open spaces and historical assets, or transportation to accommodate alternative ways to move around town other than automobiles.