

REGULAR IN PERSON COUNCIL “HYBRID/ZOOM” MEETING April 1, 2025

The Common Council of the City of Michigan City, Indiana, met in Regular session on Tuesday evening, April 1, 2025, at the hour of 6:30 p.m., Hosted by “Hybrid/Zoom” and streamed live on “My Michigan City” Facebook Page.

The meeting was called to order at 6:30 p.m. by President Tillman.

Roll call was authorized, and the following were noted present and/or absent.

PRESENT: COUNCIL MEMBERS Tim Bietry, Bryant Dabney, Dr. Vidya Kora, Daisy Lee, Joseph Nelson, Nancy Moldenhauer, Don Przybylinski, and Tracie Tillman (8).

ABSENT: COUNCIL MEMBERS Greg Coulter (1)

President Tillman advised Councilman Coulter contacted her and will not be in attendance this evening and is excused.

A QUORUM WAS NOTED PRESENT

ALSO, PRESENT: Council Attorney Nick Snow, City Clerk Gale Neulieb, and Deputy Clerk Amanda Pickens

APPROVAL OF MINUTES

President Tillman asked if there were any corrections, deletions, or additions to the Regular “Hybrid/Zoom” Council meeting minutes that was held on Tuesday, March 18, 2025.

Councilman Przybylinski made a motion to approve the minutes of the Regular “Hybrid/Zoom” meeting minutes held on March 18, 2025, second by Councilwoman Moldenhauer, the motion carried, and the Regular March 18, 2025 Council meeting minutes were approved by the following verbal vote 8 – 0.

Present Tillman introduced Dr. Micki Webb, Executive Director of LaPorte County Drug Free Partnership, that will be doing a presentation on the proposed development of a Certified Recovery Residence Facility located in LaPorte County.

Dr. Micki Webb did a presentation for the Council regarding the proposed “Certified Recovery Residence Facility” that will be located at Ripley and Wabash Street on the old Franciscan Hospital property.

(NOTE: This presentation is filed in the Clerk’s Office under 2025 Council Matters).

Discussion ensued between Dr. Webb, John Gilmore representing Tonn & Blank, President Tillman, and Council members Bietry, Przybylinski, Moldenhauer, Dr. Kora and Lee regarding proposed policies and procedures for residents living there, safety of the surrounding neighborhood, other locations for this project, and potential funding needed from the city.

President Tillman asked if there were any questions or comments from the public.

Ernie Holland, 302 Gladys Street stated he is in support of this proposed facility.

Tommy Kulavik, 1316 Ohio Street, stated that he is in support of the proposed facility and is glad to see they will be using the old St Anthony’s property.

Tom Nazemic, 214 Ann Street, addressed the council stating he is in support of the having a facility but would like to see it built in a better location within the county, that he will be living next door to this facility; stating several concerns about neighborhood security and safety.

Paul Przybylinski, 1716 Washington Street, stated several concerns regarding the proposed location for this facility, that there are several bars/restaurants located within walking distance of this location and feels this will entice the residents living at this facility to relapse; questioning if they have looked at other locations not located in the city's midtown.

Coleman Moore, 201 Hoyt Street, commented on his concerns about neighborhood security and safety; stating how this facility will decrease the property value of homes in this area that it will not increase the value of homes and that it will also increase foot traffic, potential relapses and law enforcement involvement.

Discussion ensued between Dr. Webb and President Tillman, regarding the proposed location, the developer is in place, the funds already received from ARPA, funds needed from the city to reach their goal to start this project, different strategies with the operational construction designs if funds weren't received from the city to move forward.

REPORTS OF STANDING COMMITTEES

President Tillman asked if there were any standing committee reports.

Councilman Przybylinski Sanitary Board liaison advised that Al Walus, Sanitary Director will be at our May 6, 2025, Council meeting, presenting a power point on the Lafayette/Barker sewer project and the Sanitation MS4 report regarding storm water and sewers within the city.

President Tillman asked if there were any other reports of standing committees, there was no response.

FINANCE REPORT

President Tillman (Chair) advised the Finance Committee did not meet this evening as there were no claims to approve for April 1, 2025.

Councilwoman Tillman reported the Riverboat fund statement of the cash position Riverboat Fund #2235 ending balance for the fiscal year date, April 1, 2025, \$1,356,027.43 and Rainy-Day Fund #2236 - \$1,848,763.71 grand total ending balance \$ 3,204,791.14

REPORTS FROM BOARDS AND COMMISSIONS

President Tillman asked if there were any reports from any boards or commissions.

Marty Corley, member of the Human Rights Commission, read the following notice requested by Human Rights Commission President Derald Borton:

The Michigan City Human Rights Commission is now accepting nominations for the 2025 Humanitarian of the Year. Nomination forms are available by visiting www.emichgiancity.com hard copies of the nomination form are available at City Hall. The deadline to submit nominations is Tuesday May 6th, 2025. Nomination forms must be returned to: City Hall, Michigan City Human Rights Commission, 100 E. Michigan Blvd., Michigan City, IN 46360. As stated in the nomination form, the Humanitarian of the Year Award will be presented to someone who has significantly impacted the Michigan City community through volunteerism, leadership, and philanthropy; and is dedicated to advocating for social justice. "For more than 40 years, this award has recognized individuals from the

Michigan City community who have gone above and beyond to selflessly serve their fellow neighbors,” said Derald Borton, Chair of the Michigan City Human Rights Commission. “The past recipients of this award have set a great example for the rest of us, inspiring us to use the resources we have available to ensure that everyone has a fair chance at health, happiness, and success. I’m looking forward to celebrating another wonderful individual who is making a great impact in Michigan City this year.

The Humanitarian of the Year Award will be presented during a reception held on Thursday, June 12 at Michigan City Senior center 2 on the Lake. Doors will open at 6 p.m. and the program will begin at 630 p.m. Dinner will be served.

Tickets are \$25 each or a table sponsor \$250.00 for 10 tickets and a table and are available at City Hall, or by contacting a member of the Human Rights Commission: Chair Derald Borton, Vice Chair Mary Ellen Quinn, Treasurer Bunny Dimke, Secretary Jaime Llorens, Sel Dunlap, Albertine Allen, Sojourner Atwater, Police Chief Marty Corley, Kameesha Williams, or Tyra Robinson-Walker.

During this event, the Humanitarian of the Year and The Unsung Hero award and two scholarships were given.

(NOTE: This communication is filed in the Clerk’s Office under 2025 Council Matters).

Councilwoman Moldenhauer, representing the Sustainability Commission, invited the public to attend the 4th Annual Earth Month Extravaganza on Saturday, April 26, 2025, starting at 10:30 a.m. with beach clean-up from 12:00- 3:00 p.m. will hold an electric vehicle showcase, tree giveaway’s, guided hikes, information, games and crafts. This event will be co-presented with the Michigan City Parks and Recreation Department and the Michigan City Tree Board.

Councilwoman Moldenhauer, representing the Michigan City Tree Board, invited the public to join the presentation on “Michigan City Tree Inventory”, presented by Michigan City Tree Board by Chair Jen Birchfield and City Forester Mike Wolfe, Thursday, April 3, 2025 at 6:30 p.m. live on “Save The Dunes” Facebook Page or a Zoom link which can be requested at EM@SAVEDUNES.ORG

REPORTS OF SPECIAL or SELECT COMMITTEES

President Tillman asked if there were any reports of special or select committees, there was no response.

REPORTS FROM THE MAYOR OR OTHER CITY OFFICERS AND DEPARTMENTS

President Tillman asked if there were any reports from the mayor or other city officers and departments.

Chief Taylor, MCFD, provided the March monthly stat reports and also advising that there has been twenty-seven (27) times the MCFD has used Narcan to date.

Discussion ensued between Councilman Nelson and Chief Taylor regarding what the cost is for Narcan; that Narcan is kept in a lock box on each fire truck and replaced by the hospital.

Chief Taylor stated free CPR classes are starting at the Salvation Army on April 5, 2025 that you need to contact Tia Free at the MCFD (219) 874-0001; and that the Michigan City Family YMCA scheduled a free CPR class on April 22, 2024 and will hold a first aid class on April 26, 2025 to register you need to contact the YMCA to sign up; these events will be posted on the Michigan City Fire Department Facebook page.

Chief Corley, MCPD, presented the 2024 Crime Report.

(NOTE: This presentation is filed in the Clerk’s Office under 2025 Council Matters).

Discussion ensued between Chief Corley, President Tillman, Council members Dabney, Moldenhauer, Dr. Kora, Lee, Bietry and Przybylinski regarding the number of officers that are street ready, Indiana State Police partner helping patrol city street and special events, community involvement and prevention with the MCPD, the decrease in numbers of crimes in 2024, and thanking the department for their hard work for making our city a safe city.

Chief Corley invited the council to the following events:

- April 17, 2025 4:30-6:30 p.m. hosting "Business After Hours" at the Police Station with the Chambers of Commerce
- April 16 at 9:00-noon at the Michigan City Senior Center - Stuffing the Easter Eggs
- April 19, 2025 at (opens 11:30 a.m.) starts Noon (12:00 p.m.) at Washington Park "2025 Easter Egg Hunt"

Chief Corley announced that the Police Department has a new website www.police.michigancity.in.gov; advising that all police will be wearing the "New" LAPD all blue class "A" uniforms.

PETITIONS

President Tillman asked Clerk Neulieb if there were any petitions.

Clerk Neulieb advised that there were no petitions this evening.

COMMUNICATIONS

President Tillman asked if there was any correspondence received.

A notice was received in the Clerk's Office on March 18, 2025, from IDEM regarding an air permit approval.

Correspondence was received in the Clerk's Office on March 26, 2025, from Rodney McCormick regarding over flow parking at Burn'em Brewery.

RESOLUTIONS

Clerk Neulieb read the following resolution by title only.

RESOLUTION NO. 4955

WAIVING THE BUILDING PERMIT FEE AND INSPECTION FEES FOR HOMEWARD BOUND VILLAGES "KARWICK VILLAGE PROJECT"

WHEREAS, Sec. 22-83 of the Michigan City Municipal code currently states that "*the City Common Council, may waive, by resolution of the City Common Council, any and all building permit fees and inspection fees for non-profit corporations (501c3) that are engaged in the acquisition, creation, and construction of decent and adequate housing for those who would not otherwise qualify under normal means;*" and

WHEREAS, Homeward Bound Villages (hereinafter referred to as "Homeward Bound") is a non-profit 501(c)(3) corporation whose mission is to provide affordable housing; and

WHEREAS, Homeward Bound will be constructing the Karwick Village Project, which will create twelve (12) affordable housing units for up to (24) residents and will be located at 316 S. Karwick Road, Michigan City, Indiana (hereinafter referred to as "the Project"); and

WHEREAS, the City has previously provided Homeward Bound with \$50,000.00 of COVID-19 funding from the American Rescue Plan Act (ARPA) toward the Project; and

WHEREAS, Homeward Bound wishes to have the City lessen the financial burden for Homeward Bound by waiving the building permit fee and inspection fees for the Project; and

WHEREAS, the Michigan City Planning & Inspection Department has advised that the building permit fee for the Project is \$15,030.00 with additional inspections not expected to exceed \$1,000.00 for an anticipated total waiver amount not to exceed \$16,030.00; and

WHEREAS, the Michigan City Common Council, having considered the request, has determined that the waiving of the building permit fee and inspection fees will encourage and assist Homeward Bound in serving the homeless families of Michigan City in their journey to permanent housing and sustainable self-sufficiency, creating a net benefit to the City of Michigan City, Indiana.

NOW, THEREFORE, BE IT RESOLVED the Common Council of Michigan City, Indiana, as follows:

1. The aforementioned "Whereas" sections are incorporated herein as if fully set forth herein.
2. The building permit fees and inspection fees for the Project in the amounts as set forth above are hereby waived.

This Resolution shall be in full force and effect after passage by the Michigan City Common Council and approval by the Mayor.

INTRODUCED BY: /s/Nancy Moldenhauer, Member
Michigan City Common Council
/s/Greg Coulter, Member
Michigan City Common Council

President Tillman asked if the authors had anything to add at this time.

Councilwoman Moldenhauer asked for Councilman Coulter to be added as a sponsor as he requested via email.

Councilwoman Moldenhauer stated that the Homeward Bound Villages was made possible through a \$50,000 grant donation from our city and are requesting to waive the \$16,030 building permit and inspection fees that would bring the city's contribution total to \$66,030; advising that LaPorte County also donated \$100,000 towards this affordable housing for individuals that are stabilizing their lives after being homeless, getting jobs and becoming contributing members of our community.

President Tillman asked if there were any comments from the public.

Mary Lynn, City Controller, addressed the council stating that the permit fees make up a large portion of the city revenues as that was anticipated for our general fund, advising that federal grants and building permit fees support all city-wide department funds.

Junior Pressel, Contractor Supervisor for the Homeward Bound project, addressed the council stating he is here to answer any questions the council may have.

Discussion ensued between Junior Pressel, Mr. Granquist member of the Homeward Bound Board, President Tillman, Council members Przybylinski, Dabney, Bietry, Dr. Kora and Moldenhauer regarding Michigan City resident's applications are reviewed first for this housing development, proposing "City" residents are considered first in the by-laws, the additional funding needed to start this development, and how the phases of this project will be developed (six (6) homes being built in the first phase), time-frame for second phases to start, building permits haven't been filed to date, the city offering to

waive 50% of these fees, what is happening regarding federal funding for our city and the city's need for revenue for our general fund.

Councilman Dr. Kora made a motion to approve the proposed resolution, second by Councilwoman Moldenhauer.

Councilman Przybylinski called a "Point of Order" stating that we haven't had public comment or council comments was called yet.

President Tillman asked if there were any comments from the public.

Tommy Kulavik, 1316 Ohio Street, addressed the council stating he attended the ground breaking ceremony and supports the fee being waived.

Sel Dunlap, 729 E. Michigan Blvd. advised that he supports waving the building permit fee for this project.

Paul Przybylinski 1716 Washington Street asked the council to TABLE this proposed resolution; advising that since the County Council contributed \$100,000 towards this project that a Laporte County resident should be able to apply to live in this development first.

President Tillman asked if the Council had any comments at this time, there was no response.

Councilman Dr. Kora made a motion to approve the proposed resolution, second by Councilwoman Lee, the motion carried, and the resolution was approved by the following vote: AYES: Council members Bietry, Dr. Kora, Lee, Moldenhauer, Nelson (5) NAYS: Council member Przybylinski, Tillman, Dabney (3).

ORDINANCES

The Clerk read the following proposed ordinance on first reading by title only.
**APPROVING ADDITIONAL APPROPRIATION IN THE BUDGET OF THE
 GENERAL FUND #0101 FOR THE VECTOR CONTROL DEPARTMENT**

Introduced by: Nancy Moldenhauer
 Don Przybylinski
 Tracie Tillman

(DECREASE- General Fund #0101 \$ 95,000.00 Unappropriated balance INCREASE ACCOUNT #1101.401.014 \$75,000.00. Seasonal/Salaries & Wages INCREASE ACCOUNT #1101.401.413.001 \$5,000.00 FICA. INCREASE ACCOUNT #1101.401.423.021 \$ 5,000.00 Supplies Repair Parts. INCREASE ACCOUNT #1101.401.423.031. \$10,000.00 Small Tools and Minor Equipment)

President Tillman asked if the author had anything to add at this time.

Councilman Przybylinski explained that the Vector Control Department is requesting to Decrease the General Fund \$95,000; Increase their Seasonal/Salary Wage Account \$75,000, Increase their FICA Account \$5,000, Increase their Supplies Repair Parts \$5,000 and Increase the Small Tool and Minor Equipment \$10,000 due to their MOU for grass cutting and lawn care for properties the Redevelopment Commission owns.

Councilwoman Moldenhauer stated this is a great way of adding funds to the city's budget by paying a city employee to take care of city properties rather than having to hire a third-party contractor

President Tillman asked if there were any questions or comments from the public, there was no response.

President Tillman asked if there were any other comments from the council, there was no response, stating that the proposed ordinance will be held over on second reading at our April 15, 2025 Council meeting.

The Clerk read the following proposed ordinance on second reading by title only.
**AMENDING SEC. 102-1 IN THE MICHIGAN CITY MUNICIPAL CODE TO
COMMONLY KNOWN "REMOVAL OF WEEDS, GRASS, AND
RANK VEGETATION"**

Introduced by: Nancy Moldenhauer

President Tillman asked if the author had anything to add at this time.

Councilwoman Moldenhauer stated that all comments at the last council meeting were considered for the five (5) day abatement; introducing an amendment, advising that she left her proposed amendment at each council members place, explaining what she was proposing; and that that Mike Wolfe City Forester and Brett Kelley Vector Control Director are present to answer any questions.

President Tillman called "Point of Order" asking Attorney Snow if a vote need to be done to take this proposed ordinance from being tabled.

Attorney Snow advised President Tillman that a vote isn't necessary to take; that the proposed ordinance was tabled at the last Council meeting on March 18, 2025 until the next council meeting which is this evening (April 1, 2025).

Councilman Przybylinski addressed President Tillman; advising her that he didn't know if it was appropriate time or not; advising he has an amendment to this ordinance that the City Attorney sent to the Clerk's Office to be presented to the council this evening; also advising Councilwoman Moldenhauer has an amendment that was almost similar to what he is proposing that she had the City Attorney send to the Clerk's Office for tonight's meeting; both were sent by email and hard copies presented to each Council member and Attorney Snow this evening; that again we have two (2) different amendments questioning how the vote is going to take place.

Attorney Snow advised to view the substance of the amendment and whether or not the second version of the ordinance is so materially different as it should just come back to first reading and start over but in the case, these are amendments to procedures with the exception of extra language they are substantially the same but in order to move to third reading the council is going to have to agree on an amended version.

Councilman Dr. Kora asked if both amendments could be explained and individually vote on which proposed amendment.

President Tillman stated there is (2) two amendments that was emailed to the council from the Clerk's Office; suggesting tabling this proposed ordinance so that all council members have time to review both amendments that has been presented this evening until the next council meeting.

Councilman Bietry stated he supports tabling this as he did not have a way to review these amendments as his power has just been restored.

Councilman Dr. Kora made a motion to TABLE the proposed ordinance until the next Council meeting on April 15, 2025, second by Councilman Bietry, the motion carried and was approved to TABLE the proposed ordinance on second reading until the April

15, 2025 Council meeting by the following vote: **AYES:** Council members Tillman, Bietry, Dabney, Dr. Kora, Lee, Moldenhauer, Nelson, Przybylinski (8) **NAYS:** Council members (0).

NEW BUSINESS

FYI: The Council has one (1) appointment to the Michigan City Commission on Sustainability Committee – Incumbent Andrea Jahn Davis – term expires May 1, 2025

UNFINISHED BUSINESS

NOMINATIONS: Clerk Neulieb stated the council has one (1) appointment to the Michigan City Scholarship Review Committee – Incumbent Aaliyah King term expires May 1, 2025.

Applications Received Kameesha Williams

President Tillman asked (repeating three times), “if there were any nomination at this time” Councilman Dr. Kora nominated Kameesha Williams, second by Councilman Dabney.

Present Tillman stated Kameesha Williams was the only nomination and that the vote will take place this evening.

Councilman Dr. Kora made a motion to appoint Kameesha Williams to the Michigan City Scholarship Review Committee, second by Councilman Dabney, the motion carried, by the following vote: AYES: Council members Bietry, Dabney, Dr. Kora, Lee, Moldenhauer, Nelson, Przybylinski, and Tillman (8) NAYS: Council member (0).

COMMENTS FROM THE PUBLIC

President Tillman asked if there were any comments from the public at this time.

Tommy Kulavik, 1316 Ohio Street advised the City is hiring Lifeguards for the Michigan City Washington Park;an application can be picked up at City Hall or at the Fire Administration Building.

Sel Dunlap, 729, E. Michigan Blvd. addressed the council acknowledging Ms. Elenor Stahoviak for her hard work and dedication in Clerk’s Office for over forty (40) years working under City Clerk Phil Schroeder and City Clerk Tom Fedder.

Mr. Dunlap advised the Human Rights Commission will be working on a “Painting the Town Red” project that will bring the community together and that they are working on a program to help get our youth more involved in our community.

Paul Przybylinski,1716 Washington Street, read the following section of Ordinance 4295 regarding removal of weeds and stank vegetation

- (2) Manner of Service of Initial Notice. An initial notice sent to the property owner must be sent by first class mail or an equivalent service permitted under I.C 1-1-7-1 to: (a) the owner of record of real property with a single owner; or (b) at least one (1) of the owners of real property with multiple owners. The notice shall be sent to the last address of the owner for the property as indicated in the records of the LaPorte County Auditor on the date of the notice.

Equivalent service permitted by I.C. 1-1-7-1 is as follows:

- (a.) Delivering a copy of the notice in person to the person to whom the notice must be given;
- (b.) Leaving a copy of the notice at the dwelling house or usual place of abode of the person to whom the notice must be given;
- (c.) Posting the notice on a conspicuous place on the property where a violation has occurred;
- (d.) Sending by first class mail a copy of the notice to the last known address of the person to whom the notice must be given; or
- (e.) Serving the agent of the person to whom the notice must be given as provided by rule, statute, or valid agreement.

Mr. Przybylinski stated several amendments that he would like to see be amended before adopting the proposed amended ordinance at the April 15, 2025 council meeting that was TABLED until then.

President Tillman asked if there were any other questions or comments from the public, there was no response.

COMMENTS FROM THE COUNCIL

President Tillman asked if there were any comments from the Council at this time.

Councilman Bietry stated he , Councilman Przybylinski, and Councilperson Moldenhauer attended the Enrichment Corporation awards ceremony' advising thirty-six (36) grants were awarded to the 501C3 non-for- profit businesses/organizations for a total of \$647,000.

ADJOURNMENT

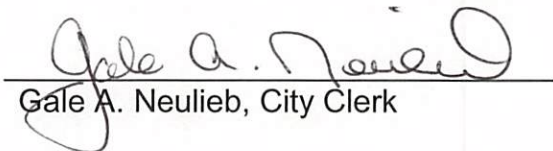
A motion by Councilman President Tillman, second by Councilman Dabney and there being no further business to transact, President Tillman declared the meeting **ADJOURNED** (approximately 9:08 p.m.)

These minutes are a summary of actions taken at the Michigan City Common Council meetings. The full video archive of the meeting is available for viewing at:

<https://www.youtube.com/watch?v=OweInIXqCNo&list=PL8L8Y5g9S6bqw-rohSfvSUA8dwegrb6st>



Tracie Tillman, President



Gale A. Neulieb, City Clerk