

# **REGULAR IN PERSON COUNCIL “HYBRID/ZOOM” MEETING April 15, 2025**

The Common Council of the City of Michigan City, Indiana, met in Regular session on Tuesday evening, April 15, 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, Greg Coulter, Bryant Dabney, Dr. Vidya Kora, Daisy Lee, Nancy Moldenhauer, Don Przybylinski, and Tracie Tillman (8).  
Councilman Joe Nelson (Zoom) (1)

**ABSENT:** COUNCIL MEMBERS (0)

**A QUORUM WAS NOTED PRESENT**

**ALSO, PRESENT:** Council Attorney Nick Snow, 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, April 1, 2025.

Councilman Dr. Kora made a motion to approve the minutes of the Regular “Hybrid/Zoom” meeting minutes held on April 1, 2025, second by Councilman Coulter, the motion carried, and the Regular April 1, 2025 Council meeting minutes were approved by the following vote: AYES: Council members Coulter, Dabney, Dr. Kora, Lee, Moldenhauer, Nelson, Przybylinski, and Tillman (9) NAYS: Council member (0).

## **REPORTS OF STANDING COMMITTEES**

President Tillman asked if there were any standing committee reports, there was no response

## **FINANCE REPORT**

President Tillman (Chair) advised the Finance Committee did meet this evening April 15, 2025 at 6:00 p.m.; a quorum was present; stating the following Michigan City Riverboat/ Boyd Claim Docket for April 15, 2025 was as follows; Riverboat fund #2235 \$18,899.93 paying LaPorte Chrysler Inc., for the leasing of the MCPD fleet vehicles, Riverboat EFT fund #2235 was zero funds; Boyd Development Fund #2504 zero funds; with the total claims being \$18,899.93

Councilman Dr. Kora made a motion to approve the Riverboat / Boyd Claim Docket for April 15, 2025, second by Councilman Bietry, the motion carried, and the Riverboat / Boyd Claim Docket for April 15, 2025 was approved by the following verbal vote 9 – 0.

Councilwoman Tillman reported the Riverboat fund statement of the cash position Riverboat Fund #2235 ending balance for the fiscal year date, April 15, 2025, \$1,363,081.36 and Rainy-Day Fund #2236 - \$1,848,763.71 grand total ending balance \$ 3,211,845.07.

## **REPORTS FROM BOARDS AND COMMISSIONS**

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

Tristan Smith, President- Urban Enterprise Association presented their 2025 Annual Report.

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

Discussion ensued between Mr. Smith, Council President Tillman, and Council members Przybylinski, Dabney, Moldenhauer, and Nelson regarding the balance of funds in their account to date (\$298,000), how to obtain the timeframe, applications and information to be able to apply for these grants, the UEZ will reach out to businesses and residents located in the EUZ area, explained what areas within our city are located in the Urban Enterprise Zone to be able to apply for assistance, adding to more categories to be able to apply for these grants is an asset for people living in this area.

Clearance Hulse, Director of the Michigan City Economic Development Corporation, presented their 2024 Annual Report

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

Discussion ensued between Mr. Hulse, Council President Tillman, Council members Bietry, Dabney, Dr. Kora, Lee, and Moldenhauer, regarding opportunities we are missing in Michigan City's Workforce Development asking if there is a program to train certified marine mechanics, that our city is being talked about through the media about Michigan City as a shiny star and a city on the move, regarding the potential growth of our community, future developments and housing projects, new opportunities with the Workforce Development, and thanking the team for their hard work and dedication to the community to help it grow bigger and better.

Andy Mouser, Bakertilly Municipal Advisory presented the 2024 Michigan City Redevelopment Commission and TIF Management Annual reports (filed on Gateway)

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

Discussion ensued between Mr. Mouser, Council President Tillman, Councilmembers Bietry, and Przybylinski, regarding TIF interest earnings, housing within the residential TIF areas, thanking Mr. Mouser for advising the current TIFF funds and how they are being utilized.

## **REPORTS OF SPECIAL or SELECT COMMITTEES**

President Tillman asked if there were any reports of special or select committees.

Councilwoman Moldenhauer, Liaison to the Sustainability Commission, thanked Andrea Jahnz Davis for being a great leader and wished her much success in her future endeavors and welcomes new Chair Abigail Neary; inviting 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 and will be co-presented with the Michigan City Parks and Recreation Department and the Michigan City Tree Board.

Councilwoman Moldenhauer, invited the public to join the presentation on "Artwork for Aves: Using Art for Conservation", presented by Kristina Knowski, Thursday, May 1, 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](mailto:EM@SAVEDUNES.ORG)

Councilman Coulter, Liaison of the Historic Preservation Commission, wanted to let the public know that the "Painting Workshop" to educate homeowners about fixing an old home up has been postponed for this Saturday April 19, 2025 and will be rescheduled at a later date; and will announce it when it is rescheduled.

President Tillman asked if there were any other reports from special or select committee, 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.

Mayor Angie addressed the following:

- Commented on the annual reports the council received from the UEZ, Economic Development, and Redevelopment
- Advised the Council that State Bill 1 was passed and signed into law by Governor Braun with the amendment of removing “business personal property tax” and a future workshop will be scheduled to discuss the effects of this legislation.
- Announced that she will be donating \$25,000.00 to the proposed all-inclusive park Locating in Fedders Alley and is asking for a match donation to make this park a reality.
- Thanked everyone for supporting her Gala event.

### **PETITIONS**

President Tillman asked Deputy Clerk Pickens if there were any petitions.

Deputy Clerk Pickens read the following petition received in the Clerk’s Office

**PETITION P-100-25: REZONING R1B TO R2B AND R3A SOUTH SIDE OF TYRON ROAD (1/4 MILE W. OF ROYAL RD/TRYON RD AND ½ MILE E OF S. KARWICK RD/ TYRON RD) 46-01-26-126-008.000-022, 46-01-26-126-006.000-022, 46-01-26-126-009.000-022 MICHIGAN CITY, INDIANA**

President Tillman and Councilman Dabney stated that this petition will be discussed when their proposed ordinance is read on first reading later in the agenda.

John Kopchack, partner of Tryon Meadow LLC, advised that they brought this project in front of several bodies within the city government and that this project was approved at a previous Michigan City Plan Commission meeting; advising this project is a subdivision of 40 acres located on Tryon Road and will consist of apartments, townhomes, and single family homes, explaining the re-zoning being proposed.

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

Tommy Kulavik, 1316 Ohio Street, advised the City Transit doesn’t have a scheduled bus route currently going to this area that they are developing; asking the city for a bus route to be scheduled that runs out by this development as well as to Green Acres and the Tall Timbers areas.

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

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

Mr. Kopchack advised Councilman Przybylinski there will three (3) phases in this development; stating when completed there’ll be from five – six hundred residents.

Councilman Przybylinski made a motion to approve the petition, second by Councilman Bietry, the motion carried, and the petition was approved by the following vote: **AYES:** Council members Dabney, Dr. Kora, Lee, Moldenhauer, Nelson, Przybylinski, Tillman, Bietry, and Coulter (9) **NAYS:** Council member (0).

## **COMMUNICATIONS**

President Tillman asked if there was any correspondence received.

Deputy Clerk Pickens read the following correspondence:

Correspondence was received in the Clerk's Office on April 7, 2025, from Harris Law Firm regarding the MCPD FOP Dunes Lodge #75, 2026 collective bargaining negotiations.

Correspondence was received in the Clerk's Office on April 7, 2025, from Dakota Euler, regarding MCUEA 2025 grant cycle.

## **RESOLUTIONS**

Attorney Snow advised President Tillman the council would have to make a motion to remove the following resolution from the agenda, a second would have to be done and then the vote which would require two-thirds majority vote to remove this document.

Councilman Dr. Kora made a motion to amend the Council agenda removing the following proposed resolution **"A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MICHIGAN CITY, INDIANA, OPPOSING SENATE BILL 1 AND ITS AMENDMENTS"** from tonight's agenda, second by Councilman Bietry, the motion carried, the resolution was removed by the following vote: **AYES:** Council members Dr. Kora, Lee, Moldenhauer, Nelson, Przybylinski, Tillman, Bietry, Coulter, and Dabney (9) **NAYS:** Council member (0).

President Tillman stated the proposed resolution is removed from the April 15, 2025 Council meeting agenda.

## **ORDINANCES**

The Deputy Clerk read the following proposed ordinance on first reading by title only. **AMENDING THE ZONING MAP OF THE CITY OF MICHIGAN CITY, LAPORTE COUNTY, INDIANA TO REZONE REAL PROPERTY LOCATED SOUTH OF TRYON ROAD APPROXIMATELY ¼ MILE WEST OF THE INTERSECTION OF ROYAL ROAD AND TRYON ROAD, AND ½ MILE EAST OF THE INTERSECTION OF SOUTH KARWICK ROAD AND TRYON ROAD FROM THE R1B (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT CLASSIFICATIONS TO R2B (TOWNHOUSE) AND R3A (LOW RISE MULTIPLE FAMILY RESIDENTIAL) ZONING DISTRICT CLASSIFICATIONS**

**Introduced by: Bryant Dabney**

**Advertised in the  
Herald Dispatch  
February 15, 2025 &  
March 19, 2025**

**Formal Public  
Hearing was held  
By Planning commission  
March 25, 2025**

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



Councilman Dabney stated this is a new housing development of forty (40) acres on Tryon Road that will bring affordable housing into our community and was passed unanimously in favor by the Michigan City Plan Commission.

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 this proposed ordinance will be held on second reading at the May 6, 2025 Council meeting.

The Deputy Clerk read the following proposed ordinance on second 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 stated that there will be a formal public hearing this evening.

President Tillman asked if any of the authors had anything to add.

Councilman Przybylinski advised that the City's Vector Control Department will be taking over grass cutting and lawn maintenance for Redevelopment owned parcels that have previously been maintained by outside contractors which will save the city money.

President Tillman asked (repeating three times); "if there were any comments from the public regarding this proposed ordinance" opening the formal public hearing.

Tommy Kulavik, 1316 Ohio Street stated that he supports this additional appropriation, thanking Mr. Kelley and his staff for doing a great job.

President Tillman asked (repeating three times); "is there any other comments from the public regarding this proposed ordinance", there was no response, and the public hearing was closed.

President Tillman asked if there were any other comments from the council.

Councilman Przybylinski made a motion to suspend the rules to have third reading on the proposed ordinance, second by Councilman Dabney, the motion carried to have second and third reading this evening by the following vote: **AYES:** Council members Lee, Moldenhauer, Nelson, Przybylinski, Tillman, Bietry, Coulter, Dabney, and Dr. Kora (9) **NAYS:** Council member none (0).

The Deputy Clerk read the following proposed ordinance on third reading by title only

**MICHIGAN CITY COMMON COUNCIL**

**ORDINANCE NO. 4761**

**APPROVING ADDITIONAL APPROPRIATION IN THE BUDGET OF THE  
GENERAL FUND #0101 FOR THE VECTOR CONTROL DEPARTMENT**

**WHEREAS**, the Michigan City Redevelopment Commission (hereinafter referred to as “Commission”) has entered into an Agreement with the City to pay the City for the Vector Control Department to mow and maintain various parcels of properties owned by the Commission and pay the City \$95,000.00 for said service (A copy of the proposed Agreement is attached hereto and incorporated herein as “**Exhibit A**”); and

**WHEREAS**, it has been demonstrated to the Common Council of the City of Michigan City that it is necessary to appropriate more money than was appropriated in the 2025 Annual Budget for the General Fund #0101 for additional salaries & wages and equipment & supplies for the Vector Control Department resulting from the aforementioned Agreement; and

**NOW, THEREFORE, BE IT ORDAINED** by the Common Council of the City of Michigan City, La Porte County, Indiana, that for the expenses of the City the following additional sums of money are hereby appropriated out of the fund named and for the purpose specified above, subject to the laws governing the same:

	<u>AMOUNT REQUESTED</u>	<u>AMOUNT APPROPRIATED</u>
DECREASE- General Fund #0101 Unappropriated balance	\$ 95,000.00	
INCREASE ACCOUNT #1101.401.014 Seasonal/Salaries & Wages		\$75,000.00
INCREASE ACCOUNT #1101.401.413.001 FICA		\$ 5,000.00
INCREASE ACCOUNT #1101.401.423.021 Supplies Repair Parts		\$ 5,000.00
INCREASE ACCOUNT #1101.401.423.031 Small Tools and Minor Equipment		\$10,000.00
<b>TOTAL FOR FUND</b>	<b>\$ 95,000.00</b>	

This Ordinance to be effective upon passage by the Council, approval by the Mayor, any necessary publication, and any necessary approval by the Indiana Department of Local Government Finance.

**INTRODUCED BY:** /s/Nancy Moldenhauer, Member  
Michigan City Common Council  
/s/Don Przybylinski, Member  
Michigan City Common Council  
/s/Tracie Tillman, President  
Michigan City Common Council

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

Councilwoman Moldenhauer stated she is in favor of this as the Redevelopment Commission is paying the city to maintain these parcel’s instead of paying a third party for lawn maintenance; saving the city money.

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.

Councilman Przybylinski made a motion to approve the proposed ordinance, second by Councilman Dabney, the motion carried, and the ordinance was adopted by the

following vote: **AYES:** Council members Moldenhauer, Nelson, Przybylinski, Tillman, Bietry, Coulter, Dabney, Dr. Kora, and Lee, (9) **NAYS:** Council member none (0).

The Deputy 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 apologized to Michael Wolff City Forrester and Brett Kelly Vector Department Director for not letting them address the Council at our April 1, 2025 Council meeting, nor answer any questions the public had about this proposed ordinance; advising the original proposed ordinance on first reading was to reduce the number of days to appeal a violation to five (5) days.

Councilwoman Moldenhauer also explained the labor intense process the Vector Department employees have to address at a resident's property when their grass is over six (6) inches high; advising that she didn't have a copy of her amendment that she proposed at our last council meeting on April 1, 2025, but fully supports the language in the original ordinance she proposed on first reading to the council.

Councilwoman Moldenhauer advised that both Mr. Kelley, Vector Control and Mike Wolff, Forrester are in support of the original proposed ordinance and that she also reached out to Attorney Amber Lapaich who stated that as this ordinance stands, it is ready to move forward on; and that the I.C. code does not need to be reflected in the ordinance.

Councilman Przybylinski explained his proposed amendments advising IC code 1-11-7-1 is included so that all departments know the process that needs to be done regarding mailing this violation; tracking it, knowing when the resident receives it by the signed post card that will be returned to the city; and also explaining that it is only fair to the public to receive (5) five full days to file an appeal that it will start the next day after the notification of the violation is received in the mail.

Councilman Przybylinski advised President Tillman that a copy of his amendment that he proposed was at each council members place prior to the meeting; making a motion to adopt those amendments.

**(Note:** A copy of the amendment Councilman Przybylinski proposed is filed in the Clerk's Office under 2025 "Council Matters").

Attorney Snow advised President Tillman that according to "Roberts Rules of Orders", would be that the ordinance currently on second reading and was sponsored by Councilwoman Moldenhauer and Councilman Przybylinski who just made a motion to amend that version to what he is proposing this evening a second would be needed to take the vote on his proposed amendment.

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

Paul Przybylinski, 1716 Washington Street, stated that a contractor working within the city limits and is red flagged and is given a code violation are allowed ten (10) days to appeal that decision to the Board of Public Works; asking why it should be different for a resident.

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

President Tillman asked if there were any council comments.

Councilman Dabney advised that he spoke with Brett Kelly, Vector Controller regarding this entire proposed ordinance and he advised him that most residents that receive a violation from the city, doesn't respond and cuts their grass and there aren't any issues.

Councilwoman Moldenhauer pointed out the different delivery methods of the violation notices are in the language of the original proposed ordinance.

President Tillman asked for a motion.

Councilman Przybylinski asked President Tillman to repeat her motion please

President Tillman asked for a motion.

Councilman Przybylinski called "Point of Order" that he made a motion on his proposed amendment, and it never was asked for second motion.

Discussion ensued between Attorney Snow, Council President Tillman and Councilman Przybylinski regarding the process of Councilwoman Moldenhauer's original proposed ordinance and what Councilman Przybylinski's just proposed making it a motion.

Councilwoman Lee made a motion to approve the ordinance as it was presented to the Council, second by Councilman Bietry

Councilman Przybylinski made a motion to approve the amendments he proposed prior in his discussion. President Tillman asked for a second (repeating three times), there was no response and Councilman Przybylinski's motion died due to lack of support.

President Tillman stated the ordinance will convert back to the original proposed ordinance but on second reading; stating that the proposed ordinance will be held over on third reading at the May 6, 2025, council meeting.

### **NEW BUSINESS**

There was no new business.

### **UNFINISHED BUSINESS**

**NOMINATIONS:** Deputy Clerk Pickens 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

Eileen Mark

Julie Smith

President Tillman asked (repeating three times), "if there were any nomination at this time"; Councilman Dr. Kora nominated Kameesha Williams, second by Councilman Dabney; Councilwoman Lee nominated Julie Smith, second Councilman Coulter, Councilwoman Moldenhauer nominated Eileen Mark, second by Councilman Dr. Kora.

President Tillman asked (repeating three times), "if there were any other nominations at this time", there was no response and nominations were closed.

Present Tillman advised that the vote for this appointment will take place at our next council meeting on May 6, 2025.



**COMMENTS FROM THE PUBLIC**

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

Kathy Stransky, 223 E. Barker Avenue, addressed the council regarding the demolition of the church on the corner of Barker Avenue and York Street and how it has affected our community; stating that this was a sad time in our community not only losing a landmark of our city but that it wasn't ever acknowledged anywhere that it was happening by our local representatives.

Paul Przybylinski 1716 Washington Street stated that the last legislative action that was done by this council tonight regarding the last ordinance being amended was not done correctly; stating several concerns about how the process was done.

Mr. Przybylinski commented on the bond taken out for the Lafayette/Barker Avenue Sewer Project nine (9) or ten (10) years ago; advising this bond is due soon and will be able to re-bond out which he believes is about (4) million dollars.

Tommy Kulavik, 1316 Ohio Street, commented on the 1966 City Red Devils basketball bicentennial championship that took place in 1976.

Tom Nazemic, 214 Ann Street, advised that his home is right next door and would share a property line with the proposed drug rehabilitation facility on Ann and Wabash Street; that he took the time to visit the Porter County facility called the Respite Center in Valparaiso, along with Councilwoman Lee and that he still has concerns about security and safety in our neighborhoods if this facility were to be placed here; stating several concerns he has.

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.

Councilwoman Lee advised that there will be a "Town Hall" meeting on April 30, 2025 at 11:00 am and 5:30 pm at the old St. Anthony's building to discuss the proposed drug rehabilitation facility.

Councilman Coulter stated that the first ward has a few neighborhood groups and that they have scheduled cleanup days coming in May advising they are posted on the city's website under "first ward" inviting people to participate.

Councilman Przybylinski stated besides having this "Town Hall" meetings on April 30<sup>th</sup> this organization will also be sending out a mailing/flyer to the residents that live within a thousand (1,000) feet of this proposed drug treatment facility; advising even though this property is zoned for medical use and speaking to several community leaders they are not really happy about this facility being proposed to be placed at this location; addressing several questions and concerns people are having that still need to be answered.

Councilman Przybylinski stated that he spoke with President Tillman and she will be scheduling a workshop regarding the Lafayette/York Street sewer project.

President Tillman asked Councilman Przybylinski to take the lead on scheduling this workshop requesting that all council members attend due this was a project that was done nine (9) or (10) years ago and is going to take a lot of money to complete what was started.

Councilman Przybylinski reminded everyone "Earth Day" is April 26<sup>th</sup> asking that if you can't make it for the beach cleanup event to do some cleanup in your neighborhood to help make our community a great place to live.

Discussion ensued between President Tillman and Councilman Przybylinski regarding the time limit a council member can speak under council comments.

Councilman Dr. Kora stated that he also visited the rehab facility in Valparaiso, advising that when somebody has a problem with substance abuse, they go through rehabilitation first and then they go to this facility, the treatment is done and is a place where they can stay to get active working and living our society; asking anyone that has concerns regarding the location of this facility to please visit the facility in Valparaiso.

President Tillman thanked Madam Mayor for allowing her to represent the "City Council" as their president to speak with the Krueger Middle School student government body that came to visit City Hall to ask about what different city departments do, events happening in our community and what Council members roles and duties were, spring cleanup that is happening through different organization, etc.

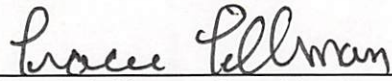
President Tillman wanted to remind everyone that the Mayor's next "Town Hall" meeting will be on May 22, 2025 at Skwiat American Legion 451 at 5:30 pm.

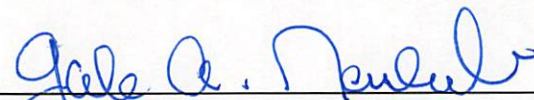
### **ADJOURNMENT**

A motion by Councilman President Tillman, second by Councilwoman Moldenhauer and there being no further business to transact, President Tillman declared the meeting **ADJOURNED** (approximately 8:39 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=x8Nzku0EGSU&list=PL8L8Y5g9S6bqw-rohSfvSUA8dwegr6st>

  
\_\_\_\_\_  
Tracie Tillman, President

  
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Gale A. Neulieb, City Clerk