

# **REGULAR IN PERSON COUNCIL “HYBRID/ZOOM” MEETING June 17, 2025**

The Common Council of the City of Michigan City, Indiana, met in Regular session on Tuesday evening, June 17, 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, Vidya Kora, Daisy Lee, Nancy Moldenhauer, Joe Nelson, Don Przybylinski, and Tracie Tillman (9)

**ABSENT:** COUNCIL MEMBER (0)

## **A QUORUM WAS NOTED PRESENT**

**ALSO, PRESENT:** Council Attorney Tramel Raggs, 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, June 3, 2025 and the Executive Session held on May 19, 2025.

Councilwoman Moldenhauer made a motion to approve the minutes of the Regular “Hybrid/Zoom” meeting minutes held on June 3, 2025 and the Executive Session held on May 19, 2025, second by Councilman Bietry, the motion carried, and the regular June 3, 2025 and the Executive Session held on May 19, 2025, were approved by a verbal vote of 9-0.

## **REPORTS OF STANDING COMMITTEES**

President Tillman asked if there were any standing committee reports.

Councilman Przybylinski, Council liaison and President of the LaPorte County Solid Waste District Commission advised that “Waste Away” bought out the current company we are using “Broden” and that they will not be changing the names on the trucks or any of their contact telephone numbers and emails; that information will all stay the same.

## **FINANCE REPORT**

President Tillman stated the Finance Committee (Chair) did meet this evening June 17, 2025 at 6:00 p.m.; a quorum was present; stating the Riverboat fund #2235 claim was zero; Riverboat EFT fund #2235 claim was zero; Rainy Day fund #2236 claims were \$52,968.96 to Schneider Geometrics \$14,652.50 and Woodruff and Son’s Inc. for \$38,316.46; and Boyd Development fund #2504 was zero; with the total claims being \$52,968.96.

Councilman Dr. Kora made a motion to approve the June 17, 2025, Riverboat/Boyd Development Claim Docket in the total amount of \$52,968.96, second by Councilman Przybylinski, the motion carried and the June 17, 2025, Riverboat/Boyd Development Claim Docket in the total amount of \$52,968.96 was approved by a verbal vote of 9 – 0.

President Tillman stated the cash position for Riverboat Fund #2235 ending balance for the fiscal year dated June 17, 2025, was \$2,420,141.02 and the Rainy-Day Fund #2236 \$1,830,213.71 with the fiscal grand total ending balance was \$4,250,354.73.

### **REPORTS FROM BOARDS AND COMMISSIONS**

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

President Tillman advised that the following Boards and Commissions need to present their annual reports to the council as it is a requirement in their bylaws and to contact the Clerk's Office to be put on the council agenda:

- Board of Cemetery Trustees – only if request
- Commission for Woman – last report March 19, 2024
- Economic Development Revolving Loan Committee – no date of last report
- Sustainability Commission – last report August 6, 2024
- Veterans Commission – no date of last report
- Youth Leadership Commission- no date of last report

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

President Tillman asked if there were any 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, there was no response.

### **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.

Clerk Neulieb read the following correspondence:

Correspondence was received in the Clerk's Office on June 4, 2025, from Eileen Mark regarding the proposed Substance Abuse Recovery Home.

A notice was received in the Clerk's Office on June 6, 2025, from IDEM regarding the approval of the operating permit (MSOP).

### **RESOLUTIONS**

President Tillman asked Clerk Neulieb if there were any resolutions.

Clerk Neulieb advised that there were no resolutions this evening.

**ORDINANCES**

The Clerk read the following proposed ordinance on first reading by title only.  
**APPROVING ADDITIONAL APPROPRIATION IN THE BUDGET OF THE  
RAINY DAY FUND FOR EMERGENCY & NON-EMERGENCY REPAIRS TO CITY  
HALL.**

**Introduced by: Daisy Lee  
Tracie Tillman**

**(DECREASE 2236.000 Unappropriated balance \$200,000.00. INCREASE  
ACCOUNT# 2236.109.436.010 \$200,000.00 Repairs & Maintenance Building)**

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

President Tillman stated that this proposed appropriation is an urgency due to the pipes bursting in City Hall that circulates the water to the HVAC units and will not exceed \$200,000.00; advising the Maintenance Department did reach out for three (3) quotes with Wayne Mechanical being the only one received in the amount of \$102,905.00; stating that we only have the quote for the new cooling tower at this time and there are other maintenance and repairs that need to be done with the remaining funds of this appropriation.

President Tillman asked Councilwoman Lee being the other author have any comments at this time; there was no response.

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

Tommy Kulavik, 1316 Ohio Street stated that he feels it is time to get a new City Hall.

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

President Tillman asked if the council had any questions or comments.

Councilman Przybylinski advised that he understands the \$102,905.00 is to repair the pipes; asking if there was an itemized list of the repairs the mayor is requesting to do at City Hall with the remaining funds.

President Tillman stated she has requested an itemized list and has not received it to date; stating a few things are future improvement, landscaping and repairs at City Hall.

Councilman Przybylinski asked President Tillman if the Council could have an itemized list by the July 1, 2025 Council meeting for each member.

Councilman Dabney asked Council Attorney Raggs that due to this being an emergency can we have all three (3) readings this evening.

Mary Lynn Wall City Controller advised Councilman Dabney there has to be a formal public hearing before a proposed appropriation can be adopted and it will take place on the July 1, 2025 council meeting; that the DLGF requires this hearing to be prior to adopting an appropriation; advising after the formal public hearing the council can have second and third reading to adopt the proposed ordinance.

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

President Tillman asked if the Council had any questions or comments, there was no response; stating that the proposed ordinance will be held over to second reading at our July 1, 2025, Council meeting.

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

**MICHIGAN CITY COMMON COUNCIL****ORDINANCE NO. 4766****AMENDING SEC. 78-6 IN THE MICHIGAN CITY MUNICIPAL CODE KNOWN AS  
DRINKING IN PUBLIC AND PRIVATE AREAS**

**WHEREAS**, the Michigan City Common Council adopted an ordinance which became codified within the Municipal Code of the City of Michigan City under Sec. 78-6; and

**WHEREAS**, this ordinance makes it unlawful for any person to drink any malt, spirituous, or vinous liquor containing more than one-half of one percent of alcohol by volume, or to hold or to exercise dominion and control over any opened container containing such beverage in specified public areas of the City of Michigan City; and

**WHEREAS**, Sec. 78-6 states, in part, as exceptions to the general prohibition of the ordinance:

*"This section shall not be deemed to make punishable any act which is expressly prohibited or expressly permitted by any law of the State of Indiana; provided further that the provisions of this section shall not prohibit holding, exercise of dominion over, or consumption of such beverages upon any premises licensed for the consumption of such beverages on the premises; or upon any sidewalk wherein the board of works has approved outdoor dining for a restaurant; or at an organized private event upon public premises when a permit has been obtained from the administering authority upon finding that the consumption or sale of such beverages at the particular event will be under sufficient supervision or control and will not be detrimental to the public interest."*

; and

**WHEREAS**, the Michigan City Common Council has, pursuant to Ind. Code § 7.1-3-31-1 *et seq* has established Designated Outdoor Refreshment Areas which allow for alcohol consumption in curtained named public areas within Sec. 78-6; and

**WHEREAS**, the City has determined it is in the best interest of the City, its residents, and guests to amend the above quoted paragraph to use language making it clear that the DORAs are exceptions to the prohibition; and

**WHEREAS**, the Common Council finds that the need exists to now amend Sec. 78-6 of the Michigan City Municipal Code in line with that determination.

**NOW, THEREFORE, BE IT ORDAINED**, by the Common Council of the City of Michigan City, Indiana, that Sec. 78-6 is hereby amended in the Michigan City Municipal Code and shall read as follows:

*"This section shall not be deemed to make punishable any act which is expressly prohibited or expressly permitted by any law of the State of Indiana; provided further that the provisions of this section shall not prohibit holding, exercise of dominion over, or consumption of such beverages upon any premises licensed for the consumption of such beverages on the premises; or upon any place wherein the board of works has approved outdoor dining for a restaurant; or within the boundaries of any Designated Outdoor Refreshment Area; or at an organized private event upon public premises when a permit has been obtained from the administering authority upon finding that the consumption or sale of such beverages at the particular event will be under sufficient supervision or control and will not be detrimental to the public interest."*

All portions of Section 78-6 not specifically referenced within this Ordinance shall remain as written.

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

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

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

Councilman Coulter advised currently there is a City Ordinance that states you can not have an open container of alcohol within the City of Michigan City, advising DORA will be an exemption to that, and this revisits the open container law and just creates that exemption.

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

Tommy Kulavik, 1316 Ohio Street, advised that he feels there should be a charge a fee of \$1000.00 to each business to participate in DORA and that every patron be charged \$1.00 per DORA cup when purchasing a drink.

Paul Przybylinski, 1716 Washington Street, asked Councilman Coulter for an explanation regarding what is really being proposed in this amendment, stating that he is opposed to this council passing this amendment.

President Tillman advised Mr. Przybylinski this a time for comments; that the minutes and recordings from the previous meetings and workshops can be viewed on Access LaPorte County (ALCO).

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

President Tillman asked if the Council had any comments.

Councilman Bietry made a motion to approve the proposed ordinance, second by Councilman Przybylinski, the motion carried, and the proposed ordinance was approved by the following vote: **AYES:** Council members Bietry, Coulter, Dabney, Dr. Kora, Lee, Moldenhauer, Nelson, Przybylinski, and Tillman, (9) **NAYS:** None (0)

### **NEW BUSINESS**

President Tillman asked if there was any new business.

Clerk Neulieb read the following:

Energy Systems Group (ESG) Year 5 (Five) Performance Guarantee Savings Report for the City of Michigan City

Clerk Neulieb advised that a vote needs to be taken to move forward.

President Tillman advised that all council members should have received the packet to review.

Councilman Przybylinski asked for the vote to be taken at their July 1, 2025 council meeting to have time to review the information.

President Tillman asked Council Attorney Raggs, "due to being a time sensitive contract can this wait until the July 1, 2025 council meeting."

Attorney Raggs stated that he would need to review the dates of the contract.

Councilman Bietry stated the ESG letter states that acceptance is assumed if no response has been received or signed acknowledgement within 30 days.

President Tillman asked all council members to review this information and that if there are any questions or comments they will be addressed at our July 1, 2025, Council meeting before the vote is taken.

### **UNFINISHED BUSINESS**

President Tillman asked if there was any unfinished business.

Clerk Neulieb advised there is no unfinished business.

### **COMMENTS FROM THE PUBLIC**

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

Tommy Kulavik, 1316 Ohio Street, announced and congratulated the following people that received awards at the "Indiana Black Expo"

- Officer Taylor Tillman for receiving the "I RISE" award,
- Councilman Bryant Dabney for receiving the "Spirit" award
- Mayor Angie received the "Lifetime Achievement" award

Mr. Kulavik thanked Captain Kosakowski and Howard Fuller (42 years) for their years of service as they retired from the Michigan City Fire Department; wished everyone a "Happy Juneteenth".

Paul Przybylinski, 1716 Washington Street, addressed the Council regarding the Town Hall meeting held for surrounding residents in May to discuss the proposed Rehabilitation Center at Ann and Wabash Street; advising that there were several residents that weren't notified and commented about a council person that attended telling the residents to get over what is being proposed about this facility; stating that the residents are opposed about this facility being located there.

Dakota Euler, 718 Emma Street, asked if the Council had a schedule when the 2026 budget hearings were going to be for the public to witness.

President Tillman asked if there were any other 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 Dabney commented on the "Spirit" award he received at the "Indiana Black Expo" that he believes that education can be an equalizer for people in our future leaders; stating several things he has done in our community and is so appreciative for this award.

Councilwoman Lee thanked Shannon Eason, Park Superintendent and the entire Park Department Maintenance staff for their hard work during the Michigan City "Pride Fest"; inviting everyone to attend the "Juneteenth Celebration" on Thursday, June 19, 2025, 1:00 p.m.- 10:00 p.m. at the Guy Foreman Amphitheater in Washington Park; and also the "Summer City Sweats" free aerobic classes being offered throughout the week hosted by the Park Department and can contact Will Walker for the schedule.

Councilwoman Moldenhauer advised the public that the Northwest Indiana Green Drinks will be taking a break for the month of July and will resume on August 8, 2025; Dan Sha's "Remember Naomi Anderson Suite" that he composed for the Michigan City Municipal Band will be performed at the Juneteenth Celebration at 4:30 p.m. at the Guy Forman Amphitheater along with spoken words from Caressa Carnes.

Councilwoman Moldenhauer apologized that she mis-spoke at the public work shop for short-term rentals when she referred to the landlord ordinance and not the short-term



rental ordinance; advising that a lot of the teeth/stipulations were removed from that ordinance prior to it being adopted.

Councilman Przybylinski, reported on the CSX crossing at Woodland Avenue; advising Wendy Vachet Director of Public Works and Tim Werner City Engineer have been diligently trying to reach out to the railroad to get these repairs scheduled for this coming summer

Councilman Przybylinski advised that he attended the Executive Session that was held a few weeks ago regarding the project being proposed to the City on Royal Road; stating that the council was supposed to have received more information about this project this evening advising that work is being done at that location; and that he will be requesting an "Executive Session" for June 25, 2025, at 6:00 p.m. with the Council to receive any updated information about what is being proposed and what process the city is taking moving forward on the Royal Road property; and commented on the peaceful protest that took place this last Saturday here at City Hall thanking everyone that attended.

Councilman Dabney commented on the breakfast he had with some of his former teachers last Saturday; stating that he told them he would give them a "Shout Out" at this council meeting thanking them for their influence and impact they had on him over the years when growing up and is why he is where he is today.

Councilman Bietry advised that he would like to see Michigan City get a facility to drop off Styrofoam; asking Councilman Przybylinski as being the liaison of Solid Waste he would bring that up at their next meeting; advising that he is opposed to having an Executive Session until after the July council meetings, that he is in support of this project and recommends that he speak to Council Attorney.

President Tillman thanked Vice President Bietry for running the last meeting in her absence on June 3rd, stating there will be a Workshop on July 7, 2025, at 5:00 p.m. in the EOC room to address the SOLA development project's request for approval of an Economic Improvement District (EID) and access to developer backed bond financing for this project; and invites everyone to Celebrate Juneteenth throughout the city.

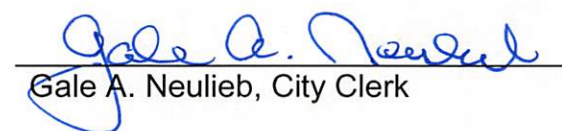
## **ADJOURNMENT**

A motion by Councilman Dabney, second by Councilman Bietry and there being no further business to transact, President Tillman declared the meeting **ADJOURNED** (approximately 7:15 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=7eYLMsmW1WA&list=PL8L8Y5g9S6bqw-rohSfvSUA8dwegrb6st>

  
Tracie Tillman, President

  
Gale A. Neulieb, City Clerk