

# **REGULAR IN PERSON COUNCIL “HYBRID/ZOOM” MEETING July 1, 2025**

The Common Council of the City of Michigan City, Indiana, met in Regular session on Tuesday evening, July 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, 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 17, 2025.

Councilman Przybylinski made a motion to approve the minutes of the Regular “Hybrid/Zoom” meeting minutes held on June 17, 2025, second by Councilman Dr. Kora, the motion carried, and the regular June 17, 2025, were approved by the following vote: AYES: Council members Coulter, Dabney, Dr. Kora, Lee, Moldenhauer, Nelson, Przybylinski, Tillman, and Bietry (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) stated the Finance Committee did not meet this evening as there were no claims to approve for July 1, 2025.

President Tillman stated the Statement of Cash Position for July 1, 2025 for the Riverboat Fund #2235 was \$3,243,234.04 and the Rainy-Day Fund #2236 was \$1,815,561.21 with the fiscal grand total ending balance was \$5,058,795.25.

## **REPORTS FROM BOARDS AND COMMISSIONS**

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

Danielle Corley, President of the Veterans Commissions- 2025 Annual Report  
(NOTE: This presentation is filed in the Clerk's Office under 2025 “Council Matters”).

Discussion ensued between Ms. Corley, President Tillman, and Council members Bietry, Przybylinski, Dr. Kora, Nelson, Moldenhauer, and Lee, why they schedule their monthly meetings at different locations in our community; putting vital information for

veterans on the city website and the Indiana Department of Veterans have access during any crisis, engaging community events that promotes mental health, assisting veterans mobility with benefits within LaPorte County, thanking her for an excellent report and engaging within our community and for her service in the Military and serving the community.

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

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

Councilman Przybylinski, liaison to the Sanitary District, advised that the MS4 report and proposed Stormwater Ordinance will be on the July 15, 2025 Council meeting agenda; that Al Walus will be forwarding information to all councilmembers to review prior to the next meeting on July 15<sup>th</sup> so if there are any questions they can be answered; advising that these amendments being proposed were created by Purdue University and many other cities in Indiana have been adopting them.

Councilman Dabney advised that Al Walus, Sanitary District Operation Manager, will be putting an easy-to-read bullet point document together to understand the main points of the MS4 Report.

Councilman Przybylinski asked each council member to please pick up their packet after the meeting; that they are in mailbox that they can review and make a list of any questions they may have at our next meeting on July 15<sup>th</sup>.

President Tillman asked if there were any other reports of special or select committee reports, 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 thanked the Veterans Commission for doing a great job helping those that need help in our community advising that resources or information can be linked to the Veterans Commission webpage or through the city's new website; Mayor Angie also addressed the following;

- Thanked Special Events Director Terry Greetham and Eric Williams for hosting the 4<sup>th</sup> of July parade, having the amazing fly over by Hooligan Flight Club and the Braden Fiske Family Day.
- Thanked Assistant Park Superintendent, Will Walker, and the Juneteenth Committee, volunteers for hosting an excellent event along with the Park Department employees and Refuse Department for cleaning up afterwards
- Commented on the Mayors Town Hall that took place at the Skwiat American Legion Post 451 in June.
- Invited the public to join in and participate in the Fitness week's coming up and hosted by the Park Department; dates and times are on the city's website.
- Farmer's Market had their first successful weekend; starting with taking in over \$1,000.00 in just SNAP benefits.
- "Midnight Hoops" basketball league is happening every Sunday at the Michigan City Family YMCA from 6:30p.m.- 8:30p.m. (ages 13-15) and 9:00 p.m. -12:00 p.m. (ages 16-25) at the YMCA
- Announced that the city hosted their first "Round Table" with builders and contractors with another on July 9, 2025 at 3:30 p.m.; that tomorrow the City's Building/Inspection Team will have open office hours from 10:00 a.m.- 12:00 p.m. every Wednesday in the EOC providing "Cheat Sheets" for the public to answer questions about permits, the process or about cloud permits to help get our permit process smooth and quicker.
- Commented on the proposed additional appropriation ordinance for City Hall repairs (\$200,000); stating she doesn't have numbers yet but a few things need to be done is repair the sidewalks, new City Hall sign and our parking lot;

advising that she has had people come out but have not received estimates of how much it is going to be; but will share that when she receives those.

- Advised that the proposed resolution on the agenda regarding the 5% grant match proposed is for the Fire Department to receive funds for a new educational fire and the grant is due July 3, 2025 and the 5% match is in the 2025 budget.
- Submitted a Safer Street grant with the comprehensive plan for construction from the DOT.
- Provided an update on the Opioid taskforce
- They have dates set for the Indiana Plan advising that this program will only be provided to Michigan City residents with orientation scheduled in August
- Updated the Workforce Development program asking for a Council member to sponsor an ordinance at our next meeting to be able to add money to this account that has been sitting there for over a decade that people want to donate to, stating her goals for this class.

Discussion ensued between Mayor Angie, President Tillman, Councilmembers Moldenhauer, Przybylinski, Dr. Kora, Bietry, regarding sponsorship for the proposed Indiana Plan apprenticeship program, Safe Street Grant funding process, thanking her for providing the council with the updates.

Chief Taylor, MCFD, addressed the council providing them with their monthly June stats.

Chief Taylor addressed the council regarding the proposed resolution that is on the agenda this evening; that is asking for a 5% grant match that will replace the education fire house trailer that is thirty (30) years old; stating several features on the updated fire house trailer.

President Tillman asked if the council had any questions or comments for Chief Taylor, there was no response.

Chief Corley, MCPD, addressed the council providing them with the MCPD monthly June stats.

Chief Corley addressed Councilwoman Moldenhauer's questions regarding the decrease in speeding tickets in June and that he will spell out what "SRO" and "CMHC" are on his monthly stat reports moving forward.

Chief Corley advised Councilman Bietry that under "Referral Source" on his report shows 43 calls stating that these are calls received that Jocelyn goes out and checks on and addresses the situation.

President Tillman asked if the council had any questions or comments for Chief Corley, 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:

A notice was received in the Clerk's Office on June 16, 2025, from IDEM regarding the approval of the operating permit (MSOP).

Correspondence was received in the Clerk's Office on June 25, 2025, from Al Walus, Operations & Inspection Manager for Sanitary District, regarding the proposed Stormwater Ordinance.

A public notice was received in the Clerk's Office on June 25, 2025, from Edgewater Resources, regarding the formal public hearing for the maintenance dredging of Trail Creek

## **RESOLUTIONS**

The Clerk read the following proposed resolution by title only.

### **MICHIGAN CITY COMMON COUNCIL**

#### **RESOLUTION NO. 4961**

#### **APPROVING SUBMISSION OF APPLICATION & SUPPORTING THE LOCAL MATCH FOR SAFE STREETS AND ROADS FOR ALL GRANT (2025 SS4A GRANT) – SUPPLEMENTAL PLANNING ACTIVITIES**

**WHEREAS**, pursuant to Sec. 2-236 of the Michigan City Municipal Code, the Michigan City Common Council must pre-approve all grant applications requiring a local match; and

**WHEREAS**, the City of Michigan City, Indiana, was previously awarded \$100,000 through the U.S. Department of Transportation's Safe Streets and Roads for All (SS4A) program to develop a Comprehensive Safety Action Plan; and

**WHEREAS**, the City now seeks additional funding through the SS4A program to implement *Supplemental Planning Activities* in support of this plan, due to increasing residential and industrial development and an urgent need to improve roadway safety; and

**WHEREAS**, the City experienced 23 fatalities in the most recent reporting period, representing a fatality rate of 14.3 per 100,000 residents based on a population of 32,075—underscoring the urgent need for further planning and safety interventions; and

**WHEREAS**, the City will be requesting up to \$250,000 in grant funding with a required 20% local match that will be funded by the CEDIT fund; and

**WHEREAS**, the proposed supplemental planning activities include, but are not limited to: Action Plan updates, complementary safety plan development, stakeholder engagement, road safety audits, data analysis, and strategic progress reporting—aligned with the City's Vision Zero goal of eliminating traffic fatalities and serious injuries by 2034; and

**WHEREAS**, pursuant to Sec. 2-236, the City Controller has provided the following information pertaining to the Grant:

1. **Name of grantor and grant title:** U.S. Department of Transportation – Safe Streets and Roads for All (2025 SS4A Grant).
2. **Why it is beneficial to the City to apply for this grant:**

The City of Michigan City, Indiana was previously awarded a Safe Streets and Roads for All (SS4A) grant to develop a Comprehensive Safety Action Plan with a goal of zero fatalities and serious injuries by 2034. As part of that effort, the City now seeks additional supplemental planning funds to deepen its analysis and strengthen the implementation of the Action Plan. This application responds to Section C.3.ii of the SS4A NOFO, which encourages complementary planning activities that support and enhance ongoing Action Plan development.

Michigan City has a population of 32,075 with a fatality rate of 14.3 per 100,000 residents in the most recent reporting period, reflecting 23 roadway deaths. With significant new residential and industrial development and our direct connection to the

Marquette Greenway Trail, this next phase will allow the City to perform a more granular, multimodal safety analysis encompassing vehicles, pedestrians, and bicyclists.

Supplemental planning activities will include expanded road safety audits, follow-up crash analysis, and development of pedestrian and bicycle safety strategies. Additionally, the City will conduct demonstration activities—such as temporary traffic calming, high-visibility crosswalks, or pop-up bike lanes—to evaluate low-cost interventions and collect feedback. These demonstrations will be assessed through user surveys, traffic counts, and observational studies to inform long-term policy and design choices.

The results of these activities will be integrated into a revised version of the Comprehensive Safety Action Plan. Public accessibility is a top priority. GIS tools and interactive maps will visualize crash data, project sites, and planned improvements. A mobile-friendly public dashboard will offer real-time updates, and printed materials will be distributed for residents without digital access. Engagement with underserved communities will be emphasized throughout. Additional outcomes that the updated plan will feature:

- Revised risk profiles for modal-specific corridors.
- Refined project prioritization criteria informed by real-world testing.
- A roadmap for implementation that includes distribution of safety investments across the City.

By leveraging data, community input, and flexible demonstrations, Michigan City will build a more targeted, inclusive, and outcome-driven safety strategy that protects all road users. Ultimately, these efforts will ensure Michigan City's Action Plan remains dynamic, integrated, and highly responsive to the real-world conditions affecting the safety of all roadway users.

3. **The purpose of the grant and the proposed use of grant funds:** See Answer to #2 above.
4. **The person who will be responsible for managing the grant for the City:** Mary-Lynn Wall, City Controller & Tamiko Smith, Assistant City Controller.
5. **All relevant time frames and schedule, including any deadlines for submitting the application and closing out the grant:** Deadline for submission is June 26, 2025.
6. **The amount of any required or proposed City monetary match or voluntary contribution and the proposed source for the matching funds and contributions:** The grant is for \$250,000.00 with a local match from the City in the amount of \$50,000.00. Monies are already budgeted in the 2025 Budget in CEDIT for said match.
7. **The description of the types and sources of any in-kind match or contribution:** NA
8. **Whether the Controller wishes to have a new, separate fund created for the grant:** No, the Controller does not wish to have a new, separate fund created for the Grant. A separate grant fund has previously been established and this Grant will run through that existing fund.

**WHEREAS**, all relevant information required by Sec. 2-236 is attached hereto and incorporated herein as **Exhibit A-Notice of Application for Grant**.

**NOW, THEREFORE, BE IT RESOLVED BY THE MICHIGAN CITY COMMON COUNCIL** that:

1. The aforementioned "Whereas" sections are incorporated herein as if fully set forth herein.
2. The Michigan City Common Council supports and authorizes the submission of the 2025 SS4A grant application for supplemental planning activities.
3. The Council commits to funding the required local match of 20%, which said local match is already budgeted in the 2025 City Budget.

4. The City Controller and Planning Department are authorized to oversee the grant implementation and ensure compliance with federal requirements.

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/ Tracie Tillman, President  
Michigan City Common Council  
/s/ Don Przybylinski, Member  
Michigan City Common Council

President Tillman asked if the authors had anything to add 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 this is about safe streets; questioning when the city was going to put the sidewalks along Pahs Road from the Michigan City High School to the Early Learning Center on Woodland Avenue.

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.

Councilman Przybylinski made a motion to approve the proposed resolution, second by Councilman Dabney, the motion carried and was approved by the following vote:

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

The Clerk read the following proposed resolution by title only.

## MICHIGAN CITY COMMON COUNCIL

### RESOLUTION NO. 4962

#### APPROVING SUBMISSION OF APPLICATION & SUPPORTING THE LOCAL MATCH FOR THE FIRE PREVENTION AND SAFETY GRANT THROUGH FEMA TO PURCHASE A FIRE SAFETY SIMULATOR TRAILER FOR THE FIRE DEPARTMENT

**WHEREAS**, pursuant to Sec. 2-236 of the Michigan City Municipal Code, the Michigan City Common Council must pre-approve all grant applications requiring a local match; and

**WHEREAS**, the City of Michigan City, Indiana, by and through the Michigan City Fire Department would like to submit a grant application seeking funding through FEMA for the Fire Prevention and Safety Grant; and

**WHEREAS**, the City of Michigan City will be requesting up to \$207,559.50 in grant funds to purchase a safety simulator trailer for the Michigan City Fire Department, and there will be a Five Percent (5%) match; and

**WHEREAS**, pursuant to Sec. 2-236, the City Controller has provided the following information pertaining to the Grant:

1. **Name of grantor and grant title:** FEMA – Fire Prevention and Safety Grant (FP&S)  
(Grant application available online at [https://www.fema.gov/sites/default/files/documents/fema\\_gpd\\_fps-nofo\\_fy24.pdf](https://www.fema.gov/sites/default/files/documents/fema_gpd_fps-nofo_fy24.pdf))

2. **Why it is beneficial to the City to apply for this grant:** This grant will allow the Michigan City Fire Department to purchase a fire safety simulator trailer.
3. **The purpose of the grant and the proposed use of grant funds:** See Answer to #2 above.
4. **The person who will be responsible for managing the grant for the City:** Mary-Lynn Wall, City Controller & Tamiko Smith, Assistant City Controller.
5. **All relevant time frames and schedule, including any deadlines for submitting the application and closing out the grant:** The deadline to apply for this Grant is July 3, 2025, at 5:00 p.m. (EST)/ 4:00 p.m. (CST). The anticipated funding selection date by FEMA is no later than Aug 18, 2025. According to the terms of the grant, if awarded the grant, the project start and end date is 08/18/2026 – 08/18/2029 (however, FEMA indicates that these dates will vary based on award date and activity type).
6. **The amount of any required or proposed City monetary match or voluntary contribution and the proposed source for the matching funds and contributions:** According to the grant guidelines, the match for the grant is Five Percent (5%). The Michigan City Fire Department has sought quotes for said trailer, and the amount of the trailer would be \$207,559.50. Thus, the local match would be Five Percent (5%), which is \$10,377.98. Monies are budgeted in the 2026 Budget for said local match.
7. **The description of the types and sources of any in-kind match or contribution:** N/A.
8. **Whether the Controller wishes to have a new, separate fund created for the grant:** No, the Controller does not wish to have a new, separate fund created for the Grant. A separate grant fund has previously been established and this Grant will run through that existing fund.

**WHEREAS**, all relevant information required by Sec. 2-236 is attached hereto and incorporated herein as **Exhibit A-Notice of Application for Grant**.

**NOW, THEREFORE BE IT RESOLVED BY THE MICHIGAN CITY, INDIANA COMMON COUNCIL AS FOLLOWS:**

5. The aforementioned “Whereas” sections are incorporated herein as if fully set forth herein.
6. The Michigan City Common Council approves the submission of the FEMA – Fire Prevention and Safety Grant (FP&S) Application and supports the local match in the amount of \$10,377.98.

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/ Daisy Lee, Member  
Michigan City Common Council  
/s/ Don Przybylinski, Member  
Michigan City Common Council

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

Councilwoman Lee stated as Chief Taylor advised this is a grant they are applying for through FEMA to replace the thirty-year-old safety house and the grant match from the city would be no more than \$10,377.98 and is in the 2025 budget.

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

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

Councilman Przybylinski stated that the \$10,000 that's going to be spent here if approved will bel worth the money to educate people and save lives.

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

The Clerk read the following proposed resolution by title only.

**MICHIGAN CITY COMMON COUNCIL**  
**RESOLUTION NO. 4963**

**APPROVING THE ADDITIONAL LOCAL MATCH MONIES FOR THE CITY’S GRANT WITH THE INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) FOR RIGHT-OF-WAY ACQUISITION COSTS FOR PHASE III OF SINGING SANDS TRAIL**

**WHEREAS**, pursuant to Sec. 2-325 of the Michigan City Municipal Code, the Michigan City Common Council must approve all grant applications requiring a local match; and

**WHEREAS**, the City of Michigan City, Indiana has previously been awarded grant funding for the Singing Sands Trail Project, more specifically right-of-way acquisition for Phase III of the Trail in the amount of \$240,000.00 and the City’s local match was \$48,000.00 (20% local match) (*see* Contract #000000000000000000076497 between INDOT and City, which is attached hereto and incorporated herein **Exhibit A**); and

**WHEREAS**, additional federal funding is available and needed to complete Phase III of the Singing Sands Trail, more specifically the right-of-way acquisition for Phase III of the Trail has been increase to \$320,000.00 and thus, the City’s local match has been increased by \$16,000.00 and now totals \$64,000.00 (20% local match) (*See* Amendment #1 to Contract #000000000000000000076497) between INDOT and City, which is attached hereto and incorporate herein **Exhibit B**); and

**WHEREAS**, pursuant to Sec. 2-325, the City Controller has provided the following information pertaining to the Grant:

- 1. **Name of grantor and grant title:** Indiana Department of Transportation (Singing Sands Trail Project)
- 2. **Why it is beneficial to the City to apply for this grant:** This grant will allow the City to finish right of way acquisition for Phase III, which is the final phase, of Singing Sands Trail.
- 3. **The purpose of the grant and the proposed use of grant funds:** This grant will be used to for right of way acquisition costs to acquire the necessary property for Phase III of the trail..
- 4. **The person who will be responsible for managing the grant for the City:** Mary-Lynn Wall, City Controller & Tamiko Smith, Assistant City Controller.
- 5. **All relevant time frames and schedule, including any deadlines for submitting the application and closing out the grant:** N/A.
- 6. **The amount of any required or proposed City monetary match or voluntary contribution and the proposed source for the matching funds and contributions:**

The initial local match amount was \$48,000.00. However, the local match has now been increased by \$16,000.00, as a result of additional federal funding the City has been awarded. Thus, the total local match is now \$64,000.00. The City Controller has advised



that sufficient funds were budgeted in the 2025 Budget for said local match, including the increase.

7. **The description of the types and sources of any in-kind match or contribution:** NA
8. **Whether the Controller wishes to have a new, separate fund created for the grant:** No, the Controller does not wish to have a new, separate fund created for the Grant. A separate grant fund has previously been established and this Grant will run through that existing fund.

**NOW, THEREFORE BE IT RESOLVED BY THE MICHIGAN CITY, INDIANA COMMON COUNCIL AS FOLLOWS:**

7. The aforementioned “Whereas” sections are incorporated herein as if fully set forth herein.
8. The Michigan City Common Council approves the local match for right-of-way acquisition for Phase III for Singing Sands Trail in the total amount of \$64,000.00.

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/ Bryant Dabney, Member  
Michigan City Common Council

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

Councilman Dabney commented on the right-of-way acquisition is for the Singing Sands Trail; advising there has been an increase in the net price from \$240,000 to \$320,000 with this being a 20% increase of the City’s match from \$48,000 to \$64,000, so is an additional \$16,000 with the funds being in the 2025 budget; and that Shannon Eason is here to answer any questions the council may have.

Shannon Eason, Park Superintendent, City Trail Manager, stated that we are on the final stretch of completing Michigan City’s segment; advising it will be a 20.5 million dollar project when it is completed; and that she also does grant raising; that the Federal government are supplying 16 million to our 4.5 million; that we have been working on this project for twenty (20) long years.

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

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

Councilman Dabney advised that Ms. Eason has worked on the “Singing Sands Trail” from day one, thanking her for her dedication, time and hard work.

Councilman Bietry stated that he is stunned that we’re still working on the “Singing Sand Trail” project and is one of his earliest memories being on the council, congratulating Shannon for all her hard work and dedication.

Councilwoman Moldenhauer thanked Shannon for answering all her questions the past ten (10) years regarding this project and what an amazing economic driver it will be for our community, region, and tri-state area.

Councilman Przybylinski also thanked Shannon for all her hard work and dedication on this project.

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

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

The Clerk read the following proposed resolution by title only.

**MICHIGAN CITY COMMON COUNCIL**

**RESOLUTION NO. 4964**

**APPROVING REQUEST TO CONNECT TO MICHIGAN CITY SEWER UTILITIES BY YELLOW BEAR FARMS LLC  
OF**

**2520 SHOREWOOD DRIVE, LONG BEACH, INDIANA**

**WHEREAS**, Section 98-86 of the Municipal Code of Michigan City, as amended by Ordinance No. 4662 on December 28, 2022, currently reads as follows:

*The owner of any real property located outside the corporate limits of the City who wishes to connect to the public sanitation system of the City for new or expanded service shall execute a waiver of the right to demonstrate or remonstrate against annexation by the City as a condition of connecting to the public sanitation system of the City. This waiver of the right to demonstrate or remonstrate against annexation shall be valid for a period of fifteen (15) years from the date the waiver is executed. This waiver shall run with the land and shall be recorded in the Office of the LaPorte County Recorder not later than thirty (30) business days from the date the waiver is executed. This waiver shall also be filed with the Office of the City Clerk of Michigan City not later than thirty (30) business days from the date the waiver is executed; and*

**WHEREAS**, Section 98-87 of the Municipal Code of Michigan City, as amended by Ordinance No. 4662 on December 28, 2022, currently reads as follows:

*No adjacent municipality or any part thereof may connect to the public sanitation system of the City without the express approval of a majority of the Michigan City Common Council; and*

**WHEREAS**, the Common Council has been made aware that a property owner wishes to establish a connection to the public sanitation system of the City of Michigan City: namely, Yellow Bear Farms LLC (hereinafter referred to as the "Property Owner"), at 2520 Shorewood Drive, Long Beach, IN 46360 (hereinafter referred to as "the Property"); and

**WHEREAS**, the Common Council therefore finds that the Property Owner and the Property constitute a part of an adjacent municipality (specifically, the Town of Long Beach) which wishes to establish a connection to the public sanitation system of the City of Michigan City, therefore being subject to the provisions of Section 98-87 of the Municipal Code of Michigan City; and

**WHEREAS**, the Property Owner has executed any and all waivers necessary for compliance with Section 98-86 of the Municipal Code of Michigan City, which said waiver is attached hereto and incorporated herein as **Exhibit A**; and

**WHEREAS**, the Property Owner has already sought and obtained the necessary approval of the Michigan City Sanitary District ("the District") in order to permit the establishment or re-establishment of their sewer connection, specifically, the District's Business Manager and its Operations and Inspection Manager have provided the Property Owner with documentation advising of the following: 1) there is sufficient capacity in the District's sewer system to receive and transport the discharge from the proposed connection by Property Owner; 2) there is no reason to believe there is any other problem with the proposed connection; and 3) the District has approved the proposed connection. A copy of this documentation is attached hereto and incorporated herein as **Exhibit B**; and

**WHEREAS**, the City Clerk is directed to record the waiver, which is attached hereto as **Exhibit A**, with the La Porte County Recorder's Office; and

**WHEREAS**, the City Clerk may require the Property Owner to re-execute **Exhibit A** if more than thirty (30) business days have elapsed from the date of initial execution and the date the Waiver is submitted for recording.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MICHIGAN CITY, INDIANA AS FOLLOWS:**

1. The aforementioned "Whereas" sections are incorporated herein as if fully set forth herein.
2. Pursuant to Section 98-86 and Section 98-87 of the Michigan City Municipal Code, the expansion of the existing sanitary sewer service to real estate outside the corporate limits of the City of Michigan City as proposed by the Property Owner is hereby authorized and approved.
3. The City Clerk is directed to record the Waiver attached hereto as **Exhibit A** with the La Porte County Recorder's Office.

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/ Don Przybylinski ,Member  
Michigan City Common Council**

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

Councilman Przybylinski advised that Attorney Novak is present on "zoom" to answer any questions regarding this proposed resolution; explaining what was being proposed by Yellow Bear Farms, LLC. on his property.

Attorney Anthon Novak, representing the owners of Yellow Bear Farms, LLC located at 2520 Shorewood Drive in Long Beach; advising there are two (2) requirements; 1) somebody outside of your jurisdictional boundaries want to come in, they have to waive any objections to annexation which is attached to this resolution and 2) the majority of the council would have to approve such waivers; stating this property is located on Lake Claire just in Long Beach and is only going to be one (1) house on these peninsulas of seven (7.5) acres, stating that they did the complete the Sanitary District application and that there wouldn't be any capacity issues, Chris Yagelski issued the letter indicating the Sanitary has already approved what was being proposed; asking for the council's support.

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

Tommy Kulavik, 1316 Ohio Street stated that he doesn't like the idea of city water being run outside the city limits, unless they want to merge into the city limits.

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.

Councilman Bietry stated that he also had some reservations; that this area is a valuable piece of property; and that everyone living along Lake Claire have the same issues and that is they can't put drywell's in anymore; questioning if we set a precedent are we going to have more single homes approaching the city with the same request from the Sanitary District.

Attorney Novak assured Councilman Bietry that the owner of this property has no desire to use this as a resort.

Councilman Dabney stated his thoughts for a long time is connecting, water, sewer, to any property outside of Michigan City that he wants to see them annex into the city limits first; stating he wants the property tax revenue; stating several concerns why he feels this way and it doesn't have anything against what is being proposed this evening.

Attorney Novak addressed Councilwoman Moldenhauer's question about what "cannot waive an annexation" mean regarding the attached waiver that was presented.

Councilwoman Moldenhauer advised that for years she has always questioned why the city wasn't annexing the property that was requesting to connect to city utilities

Councilman Przybylinski reiterated that by doing what we are doing here is increasing revenue to the Sanitary District and the Sanitary District isn't going to put themselves in jeopardy taking overcapacity into their plant and that the Sanitary District has not imposed a rate increase to the city in approximately ten (10) years, that he feels this is good thing for the city; asking for the council's support.

Attorney Novak advised Councilman Kora that the property owner pays for the construction of the utility connect.

Councilwoman Lee asked that it isn't decided this evening if this resolution is adopted that we have fifteen (15) years if we decide to annex the property into the city; advising her that is correct.

Attorney Novak advised Councilman Bietry that there was no discussion with the Planning Department or commission about annexation as a precondition; that this is the only thing that the owners had addressed what the connection of water/sewers; and that building permit, zoning related issues were all done through the Town of Long Beach.

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

Councilman Przybylinski made a motion to adopt the proposed resolution, second by Councilman Dr. Kora, the motion carried, and the proposed resolution was approved by the following vote: **AYES:** Council members Nelson, Przybylinski, Bietry, Coulter, Dabney, Dr. Kora and Lee (7) **NAYS:** Council members Moldenhauer, Tillman, (2).

## **ORDINANCES**

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

President Tillman asked (repeating three times) "Is there anyone from the public that wished to speak on this proposed ordinance" there was no response, and the formal public hearing was closed.

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

Councilman Przybylinski stated that he knows that \$100,000 is going to HVAC system repairs and we are looking to get new signage, repairs to the city hall sidewalks, parking lot and some landscaping with balance of this appropriation.

Councilman Dabney asked to suspend the rules; making a motion to have second and third reading this evening, second by Councilman Dr. Kora, the motion carried and was approved to have second and third reading this evening by the following vote: **AYES:** Council members Nelson, Przybylinski, Tillman, Bietry, Coulter, Dabney, Dr. Kora, Lee, and Moldenhauer (9) **NAYS:** None (0).

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

MICHIGAN CITY COMMON COUNCIL

ORDINANCE NO. 4767

APPROVING ADDITIONAL APPROPRIATION IN THE BUDGET OF THE  
RAINY DAY FUND FOR EMERGENCY & NON-EMERGENCY REPAIRS TO CITY  
HALL

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 emergency and non-emergency repairs to City Hall; and

WHEREAS, the City Controller has determined that sufficient unappropriated funds are available in the Rainy Day Fund #2236.000 to be appropriated for that purpose.

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:

	AMOUNT <u>REQUESTED</u>	AMOUNT <u>APPROPRIATED</u>
DECREASE 2236.000 Unappropriated balance	\$200,000.00	
INCREASE ACCOUNT# 2236.109.436.010 Repairs & Maintenance Building		\$200,000.00
TOTAL FOR FUND	\$200,000.00	

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/ Daisy Lee, Member  
Michigan City Common Council  
  
/s/ Tracie Tillman, President  
Michigan City Common Council

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

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

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

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

NEW BUSINESS

President Tillman stated Mayor Angie is requesting the advice and consent of the Michigan City Common Council regarding her reappointment of Denise Blau as a member of the Michigan City Tree Board with her term beginning 8/1/2025 and expiring 8/1/2028.

Councilman Dabney made a motion to approve the mayor's request regarding her reappointment of Denise Blau as a member of the Michigan City Tree Board, second by Councilman Nelson and was approved by the following vote. **AYES:** Council members Tillman, Bietry, Coulter, Dabney, Dr. Kora, Lee, Moldenhauer, Nelson, and Przybylinski (9) **NAYS:** None (0).

Dr. Kora made a motion to add to the agenda request to change the Tuesday, August 5, 2025 Council meeting to Monday, August 4, 2025 Council meeting at 6:30 p.m. in the Council Chamber, second by Councilman Bietry, the motion carried and this item will be added to tonight's agenda July 15, 2025 by the following vote: **AYES:** Council members Bietry, Coulter, Dabney, Dr. Kora, Lee, Nelson, Przybylinski, and Tillman (8) **NAYS:** Council member Moldenhauer (1).

President Tillman asked the council had any comments or questions.

Councilman Przybylinski stated that the city ordinance by law states that the council meetings will be on the first and third Tuesday of every month at 6:30 p.m. in the Council Chamber; questioning how you can just change the date without calling a "Special Meeting"

President Tillman stated that she obtain information from our City Attorney Amber Lapaich; advising the reason being that a vote doesn't have be made in regard to what you are presenting; that as President can call this a "Special Meeting" she has the authority to do so; stating that is why I am allowed to do this under new business to bring this request to your attention or have just called a "Special" meeting.

Attorney Raggs did agree with President Tillman's statement, advising to have a single change of a meeting date, that you're not changing the entire schedule of meetings, so the ordinance is still in compliance.

Councilwoman Moldenhauer stated the reason she voted against the date change (for the record) is the date change to August 4<sup>th</sup> and being done at the last minute; she made her plans three (3) years ago; thus not able to attend the July 15th meeting plus a prior standing commitment for August 4th; advising that with this date change she will be missing two (2) meetings in a row.

Councilman Dr. Kora made a motion to add to the agenda the following request: to change the date of the Tuesday August 5, 2025, Council meeting to be held on Monday, August 4, 2025 at 6:30 p.m. and also to reschedule the Council's Finance Committee meeting to be held on Monday August 4 at 6:00 p.m. in the Council Chamber; advising that this request is to allow Council members, city employees and members of the public to participate and celebrate the annual "National Night Out" a nationwide event promoting community engagements and partnership with the local law enforcement, second by President Tillman, the motion carried and was approved to change the date for the first meeting in August to Monday August 4, 2025 at 6:30 p.m. in the Council Chamber and the Council Finance Committee meeting August 4, 2025 at 6:00 p.m. in the Council Chamber by the following vote: **AYES:** Council members Coulter, Dabney, Dr. Kora, Lee, Nelson, Przybylinski, Tillman, and Bietry (8) **NAYS:** Council member Moldenhauer (1).

President Tillman stated for the record that the first Council meeting in August will be held on **MONDAY, AUGUST 4, 2025 AT 6:30 P.M. IN THE COUNCIL CHAMBER AND THAT THE COUNCIL'S FINANCE COMMITTEE WILL BE HELD ON MONDAY AUGUST 4, 2025 AT 6:00 P.M. ALSO IN THE COUNCIL CHAMBER.**

### **UNFINISHED BUSINESS**

President Tillman asked if there was any unfinished business.

Clerk Neulieb read the following:

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

**(Note: This was tabled at the June 17, 2025 council meeting until the July 1, 2025 Council meeting).**

President Tillman entertained a motion.

Councilman Przybylinski made a motion to approve the Energy Systems Group (ESG) 5<sup>th</sup> year Performance Guarantee Savings Report for the City of Michigan City (2025), second by Councilman Coulter.

President Tillman advised that this agreement was TABLED at the July 1, 2025 Council meeting until this meeting due to receiving this document late and not having time for the members to review; apologizing that she thought the council was ready to move forward.

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

Councilman Dabney stated that he had time to review this report but wanted to discuss what they are doing and what they are reporting; questioning if the council can take a vote to get ourselves out of this contract, that he disagrees that he feels most of these items could be done inhouse.

President Tillman advised that we can't discuss this until we remove the motions from the table.

Councilman Dr. Kora wanted to know that all we are doing today is accepting this report; advising if we want to change how we do business with ESG on this particular item, it should be introduced separately with a proposed resolution at a future meeting.

Discussion ensued between Councilman Dabney and Councilman Kora regarding even be able to terminate this agreement, reasons why this is an important issue that needs to be discussed before next year; requesting to have a workshop.

President Tillman asked Clerk Neulieb to take the vote: The motion to accept this report failed by the following vote: **AYES:** Council members Dr. Kora, Lee, Przybylinski, and Coulter (4) **NAYS:** Council member Dabney, Moldenhauer, Nelson, Tillman, and Bietry (5).

President Tillman stated the Energy Systems Group (ESG) 5<sup>th</sup> year Performance Guarantee Savings Report for the City of Michigan City (2025) failed to approve the report.

President Tillman asked Councilman Dabney to move forward, to schedule a workshop to address the ESG Program.

### **COMMENTS FROM THE PUBLIC**

President Tillman asked if there were any comments from the public at this time. Tommy Kulavik, 1316 Ohio Street, commented on all the great events that happened over the July 4<sup>th</sup> weekend; also commented on the police officer that got shot in Chesterton along with a few other tragedies that happened in our community.

Ernie Hullihan, 302 Gladly Street, commented on a survey that was done of Michigan City and Laporte; advising the poverty level in our city is at 61% and LaPorte 47%.

Carlton Bishop, owner of BAC Marketing, 7654 U.S. 20, Michigan City, the his company is working closely with the merchants in the Uptown Arts District; advising that they have come up with a program to promote the downtown; and that they met with the

Main Street Association and they have agreed to give grant match of 1.5 to the downtown merchants; that he wanted to let the council know what is happening and that it is exciting as we move forward.

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 stated that Mr. Bishop should contact Rose Tejeda; that she also is doing what he is doing and that it would be nice for both of you to work together.

Councilman Dabney commented on the vandalism that took place already at the "Water Tower Park; that both adjustable baskets have been broken and that there was tons of trash all over; and that he was told that there has been several fights happening; we just renovated Water Tower Park and this is sad that it is already being vandalized and isn't even six (6) months new.

Councilman Dabney asked the Eastport neighbors to look out for anything that is happening and take care of our own; we as neighbors in Eastport need to take care of this park come together to protect what has been happening.

Councilman Dabney addressed what Mr. Hullihan regarding the poverty level in our city and factories/companies that have left years ago and is also in hopes that more factories and business will increase.

Councilman Bietry also commented on Ernie's statement; that there are plenty of businesses in Michigan City that yesterday he saw so many signs "HIRING" that businesses can't find people to work, there is an issue out there.

Councilman Bietry advised the ESG report has had meetings regarding this report and agree that we should be paying for it and are items in this report that we could find out on our own, in house; that on page 15 in this report it states that they don't have access to view solar production for the MCFD or the Senior Center and Police Department.

Councilwoman Moldenhauer thanked Councilman Przybylinski who initiated the assessment on this report and all the improvements that were made at the start, that it is evident that through the years it has paid off, and we've gotten the money back; and is also in agreement with Council members Bietry and Dabney that there is no reason to continue this contract/report because we're spending thousands of dollars every year and this could be better used for other projects; that NIPSCO does this for free for nonprofits and for government.

Councilwoman Moldenhauer announced that every Monday evening they are having beach cleanup down at Washington Park Beach; asking everyone to come out.

Councilwoman Moldenhauer advised the public that the Northwest Indiana Green Drinks will be meeting on August 7 ,2025 at 6:30 p.m. and you can join on Save the Dune's Facebook Live, or a zoom link can be obtained [em@savedunes.org](mailto:em@savedunes.org); hopefully we will have a speaker from the EPA who will be taking on soils and sediments.

Councilman Kora, commented on the ESG report, that he feels when we schedule the workshop, we need to have the Council Attorney review the contract to see the options moving forward.

Councilman Kora thanked Carlton Bishop for promoting Michigan City, that this is very important; that promoting is a great thing and appreciate what he is doing; and wanted to wish everyone a Happy 4<sup>th</sup>.



Councilman Przybylinski asked everyone to hang an American flag on the front of their house to show our patriotism; showing what the 4<sup>th</sup> of July really is about.

Councilman Przybylinski thanked Terry and Eric Special Event Team for a great parade the fly over and the fireworks; and also for all the City Employees and Volunteers who made this weekend amazing and safe.

Councilman Przybylinski commented on the vandalism that happened at "Water Tower Park" taking offense that the city put 1.5 million dollars in this park and what is happening.

President Tillman stated that it has been a great meeting and the 4<sup>th</sup> of July is approaching; asking everyone to be mindful be safe and those that going to utilize fireworks, please be safe and clean up the debris.

Councilman Przybylinski announced that since there has been some issues down in Washington Park, we are scheduling an Executive Session next Wednesday, July 9, 2025 at 5:30 p.m. with the City Council, Park Board, Police Department and I.T. Department.

President Tillman advised that the tentative date for that Executive Session is July 9, 2025. That she will check everyone's schedule and make sure the EOC Room is available.

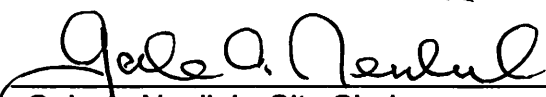
### **ADJOURNMENT**

A motion by Councilman Dabney, second by Councilman Bietry and there being no further business to transact, President Tillman declared the meeting **ADJOURNED** (approximately 8:45 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=80KE7XFA7Nc&list=PL8L8Y5g9S6bqw-rohSfvSUA8dwegrb6st&index=3>

  
Tracie Tillman, President

  
Gale A. Neulieb, City Clerk