

Regular Board of Works Meeting In Person and Hybrid/Zoom on March 2, 2026

The Board of Public Works and Safety met in regular session on Monday, March 2, 2026 at 8:30 a.m. in the Council Chambers of City Hall, City of Michigan City, on Hybrid/Zoom and streamed live on the "Access LaPorte County" Facebook page.

The meeting was called to order by Board President Candice Antisdell.

On the call of roll, the following Board Members were found to be present or absent.

Noted present in person: Candice Antisdell, Gene Simmons, Tamiko Smith, Peggy Moore and Patrick Voltz (5)

Absent: None (0)

Also noted in attendance:

Corporate Counsel Amber Lapaich; Gianna Galante, BOW Clerk; Ryan Beall, Deputy City Attorney; Eric Williams, Assistant Director for Special Events; D'Marcus Briscoe, Code Enforcement Manager; David Albers, Building Superintendent; Greg Jesse, Captain of Uniform Patrol Division; Chief Barrett Taylor, Michigan City Fire Department; Tim Werner, City Engineer; Terry Greetham, Special Events Director; Drew White, ALCO; Donald Przybylinski, City Councilman.

Approval of Minutes

Ms. Smith made a motion to approve the February 16, 2026 minutes as presented; seconded by Mr. Simmons and was approved with the following vote:

AYES: (5) Antisdell, Moore, Simmons, Smith, Voltz

NAYS: (0) None

Fire Merit Nominations

Ms. Galante stated that of the two final nominees for the Fire Merit Commission, Mr. Larry Butcher and Mr. Paul Przybylinski, 27 votes were counted in total. Mr. Larry Butcher received 18 votes, and Mr. Paul Przybylinski received 9 votes. Mr. Butcher was the winner of the election.

Corporate Counsel Amber Lapaich clarified that the election results do not need to be ratified by the Board.

Mr. Kulavick made a comment.

Request for Proposal

Request to seek proposals for tree planting in the Spring of 2026 per the Federal Tree Grant previously awarded to the City.

Corporate Counsel Amber Lapaich stated that this request is a continuation of the Federal Tree Grant and Federal funding that was made available to the City to deal with tree removal and the planting of new trees. Attorney Lapaich stated that the City is looking to plant 51 trees this Spring, and for a vendor to supply, plant, mulch, and water those trees, advising that proposals will be accepted on or before the April 6, 2026 Board of Works meeting and awarded on the April 20, 2026 meeting.

Ms. Moore made a motion to approve the request for proposals as presented; seconded by Mr. Simmons and was approved with the following vote:

AYES: (5) Antisdell, Moore, Simmons, Smith, Voltz

NAYS: (0) None

Approval of Emergency Fees

Request for approval of emergency fees incurred under the Unsafe Building Act for the following addresses (Tabled from the February 16, 2026 Board of Works meeting):

- 820 Buffalo St.
- 1914 Greenwood Ave.
- 1202 Tennessee St.
- 1504 E. Barker Ave.

Ryan Beall, Deputy City Attorney, requested that 820 Buffalo St. be tabled to the April 20, 2026 meeting since the certified mail to the owner of that property came back as unclaimed and will need to have a notice by publication to give proper warning to the property owner.

Attorney Beall requested that 1914 Greenwood Ave. be withdrawn as the property owner is deceased, and the new property owner did not own the property at the time the board up was completed. Attorney Beall stated that the previous owner will be pursued in small claims court.

Attorney Beall stated that the property owner at 1202 Tennessee St. was served with certified mail, as well as an additional letter that was sent to him regarding the hearing. Corporate Counsel Amber Lapaich opened the hearing for 1202 Tennessee St; D'Marcus Briscoe, Code Enforcement Manager, was sworn in. Mr. Briscoe testified and confirmed that Mr. Koy is the property owner of 1202 Tennessee St., clarifying that the City took action on October 14, 2026 to board up the property. Mr. Briscoe stated that the property was boarded up due to public safety concerns given that it had been vacant for years and homeless people had broken inside. Mr. Briscoe confirmed that the current state of the property posed a threat to public safety. Attorney Beall asked if it was necessary to board up the property without giving notice to the owner, and if the

property had a history of being neglected. Mr. Briscoe stated yes. Mr. Briscoe confirmed that the property is still vacant and the Code Enforcement Department has sent multiple code violations to the owner to register under 22-36, the vacant property registration ordinance, but still have had no contact with the property owner. Mr. Briscoe confirmed that he is familiar with Mr. Koy, as he owns other properties in the City. Attorney Beall clarified that the actual board up cost is \$2,350 for this request.

Attorney Beall stated that his certified mail to the property owner of 1504 E. Barker Ave is currently stuck in Indianapolis, so he requested that this address be tabled to the April 6, 2026 Board of Works Meeting.

Mr. Kulavick (1316 Ohio St.) made a comment.

Mr. Meland (200 Kenwood Pl.) made a comment.

Ms. Smith made a motion to table the request for 820 Buffalo St. until the to the April 20, 2026 Board of Works meeting; seconded by Ms. Moore, and was approved with the following vote:

AYES: (5) Antisdell, Moore, Simmons, Smith, Voltz

NAYS: (0) None

Ms. Smith made a motion to withdraw the request for 1914 Greenwood Ave; seconded by Mr. Simmons, and was approved with the following vote:

AYES: (5) Antisdell, Moore, Simmons, Smith, Voltz

NAYS: (0) None

Ms. Smith made a motion to uphold the request for 1202 Tennessee St.; seconded by Mr. Simmons, and was approved with the following vote:

AYES: (5) Antisdell, Moore, Simmons, Smith, Voltz

NAYS: (0) None

Ms. Smith made a motion to table the request for 1504 E. Barker Ave until the April 6, 2026 Board of Works meeting; seconded by Ms. Moore, and was approved with the following vote:

AYES: (5) Antisdell, Moore, Simmons, Smith, Voltz

NAYS: (0) None

Contract

The Michigan City Special Events Department is requesting the following sponsorship contracts for the 2026 event season:

- Silver sponsorship from GAF in the amount of \$5,000.00
- Silver sponsorship from Phoenix Construction, LLC in the amount of \$5,000.00

Eric Williams, Assistant Director for Special Events, stated that both of these sponsorships will be brand new partners for the 2026 season. These sponsorships

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amounts are going to take the Special Events department to \$82,000 contracted and received. Mr. Williams stated that the Special Events Department has \$25,000 worth of contracts that they are still waiting on having submitted back to them, which will take the Department to \$107,000 total.

Mr. Kulavick made a comment.

Mr. Meland made a comment.

Mr. Simmons made a motion to approve the special events sponsorship contracts; seconded by Ms. Moore, and was approved with the following vote:

AYES: (5) Antisdell, Moore, Simmons, Smith, Voltz

NAYS: (0) None

Request for Road Closure for a 5K.

Notre Dame Catholic School is requesting to close Moore Rd. from Birch Tree Ln. going North into Long Beach on March 21, 2026 from 7:45 a.m. to 10:30 a.m. for their annual St. Patrick's Day 5k Color Run.

Allison Dent, 6127 W. 300 North LaPorte, stated that this event is the 6th annual 5k that the Notre Dame Catholic School will do, stating that the elite race is expected to start at 8:00 a.m. following a kids color run and family walk run after that. Ms. Dent stated that the road closure is requested to begin at 7:45 a.m. and conclude at 10:30 a.m.

Mr. Simmons made a motion to approve the event; seconded by Ms. Smith, and was approved with the following vote:

AYES: (5) Antisdell, Moore, Simmons, Smith, Voltz

NAYS: (0) None

Request for Stop Sign

Nvemy Andrade is requesting the installation of a stop sign at the intersection of Hendricks Street and Francis Street for safety purposes.

Ms. Andrade stated she lives on the corner of Hendricks and Francis street where she is requesting the stop sign. Ms. Andrade claimed that it would be safer if there was a stop sign for the children, as people tend to speed down that street.

Greg Jesse, Captain of Uniform Patrol Division, provided statistics including: 11 calls for service using that intersection, 8 traffic stops, 2 suspicious person vehicles, 1 parking issue, and 2 accidents listed, noting Hendricks and Francis as a nearby intersection, advising that the intersection played no role in the accidents.

Mr. Werner recommended against approving the request for a stop sign.

Mr. Kulavick made a comment.

Ms. Antisdell made a comment that she believes Michigan City area schools do a good job at keeping kids safe when crossing the street due to the stop arms on the bus. Mr. Simmons agreed.

Ms. Moore asked if there are adults in the neighborhood that can monitor the kids when they cross the street after exiting the bus. Ms. Andrade stated yes.

Ms. Smith asked if she is more concerned with the kids crossing the street after the bus leaves rather than when the bus is present. Ms. Andrade responded yes.

Mr. Simmons made a motion to deny the request for a stop sign; seconded by Ms. Smith, and was approved with the following vote:

AYES: (5) Antisdell, Moore, Simmons, Smith, Voltz

NAYS: (0) None

Claims Docket:

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Municipal	\$1,580,591.60
CDBG	\$461.81
Health & Life	\$515,645.47
Special Events	\$0.00
Zoo Casino Agreement	\$0.00
Workers Comp	\$0.00
ARP Local Fiscal Recovery	\$26,729.84
TOTAL CLAIMS:	\$2,123,428.72

Ms. Smith made a motion to approve the claims docket; seconded by Mr. Simmons and approved with the following vote:

AYES: (5) Antisdell, Moore, Simmons, Smith, Voltz

NAYS: (0) None

Payroll Claims Docket

Payroll Claims Docket	February 20, 2026	\$777,231.21
Payroll Claims Docket	February 27, 2026	\$194,236.81

Ms. Smith made a motion to approve the payroll claims docket; seconded by Mr. Voltz and approved with the following vote:

AYES: (5) Antisdell, Moore, Simmons, Smith, Voltz

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NAYS: (0) None
Unfinished Business

Request for Railroad Repair

Don Przybylinski, City Councilman, is requesting an update on the cleanup of CSX railroad ties along Arthur St. and the repairs of the CSX railroad crossing at Buffalo St. which was tabled on November 3, 2025.

Ms. Antisdell stated that she received new information from CSX, who claims that this repair is on their agenda both for the asphalt in the Spring and Summer and the ties that they are adding into their schedule.

Tim Werner, City Engineer stated that as soon as the asphalt plants open, CSX is going to fix all the crossings in the area, including the one that is being requested on Buffalo St, advising that the plants typically open, at the earliest, towards the end of March.

Councilman Przybylinski thanked the Board members for their diligence, and to Mr. Tim Werner and Ms. Wendy Vachet for following through and getting the matter taken care of. Councilman Przybylinski recommended keeping the issue on the agenda until it is completed.

Ms. Moore made a motion to table this item until the May 18, 2026 meeting; seconded by Mr. Simmons and approved with the following vote:

AYES: (5) Antisdell, Moore, Simmons, Smith, Voltz

NAYS: (0) None

Public Comment

Mr. Paul Przybylinski (1716 Washington Street) made a comment that he would like the unused street lights that are at the old Michigan City Police Department property to be placed in the 2nd ward around the heavy business district to provide light to the area.

Mr. Kulavick made a comment that he agrees with Mr. Przybylinski to reuse the unused street lights to other areas of the City to provide light. Mr. Kulavick also made mention of the ghost utility poles around the City, specifically mentioning the damaged utility pole by Willard and Highway 12. Mr. Kulavick wished Mayor Angie a Happy Birthday.

Mr. Meland asked about leaf pickup and what plan the City has to take care of the excess of leaves on the streets. Mr. Meland asked City staff to do away with the flashing stop signs and two way signs along Franklin St.

Councilman Przybylinski noted that the yellow striping on the roadways throughout Michigan City are wearing out. Councilman Przybylinski claimed that on Michigan Boulevard coming into town on Johnson Road, the lines are very worn out and the yellow plastic dividers are gone, requesting that City staff get a hold of the Highway

Department to get that cleaned up. Mr. Werner noted that the striping took a beating this year, and that he would work with Shong Smith about prices to do the striping.

Steve Lockrage (302 Crestwood Drive) inquired about when sidewalk repair would take place. Mr. Werner noted that the Sidewalk Improvement Project will be bid mid-May, so it will start this summer. Mr. Werner noted that this year the City will be prioritizing requests made in 2024.

Cedric Parker (405 North Carol Ave) asked how to get a building on the demolition list. Mr. Briscoe offered to speak with the resident after the meeting.

Public Hearing

Public Hearing on the Demolition Order and Progress of 1605 Franklin St. following the 45-day extension granted per the BOW order dated January 21, 2026.

Corporate Counsel Amber Lapaich stated that this matter is a continuation of the demolition order originally granted by the Board of Works on August 18th, 2025, which issued its Findings of Fact and Orders September 16, 2025.

On January 5th 2026, the Board granted an additional stay of 45 days from the Order affirming the Order to Demolish issued by the Planning Department on July 9, 2025.

David Albers, Building Superintendent, was sworn in by Attorney Lapaich.

Mr. Albers stated that on January 30, 2026, the Planning and Building Department issued a demolition permit to Green City Demo. Mr. Albers stated that Green City Demo has been making progress within the past month and plan to be done with the demolition within the next two weeks. Mr. Albers confirmed that he feels comfortable with the Board granting another extension on this matter as there is real progress being made. Mr. Albers requested that the fence that has been put up along Franklin St., by Green City Demo, be moved back so that it does not impede vehicular traffic on the weekends.

Ms. Moore asked what progress has been made. Mr. Albers stated that Green City Demo has removed the roof and they have also removed the upper floor of the brick masonry while salvaging some of the brick

Ms. Moore asked Mr. Albers what he thinks will be accomplished by the end of the extension. Mr. Albers read the description of the demolition permit.

Ms. Moore asked what the process is for getting approved by the BZA and how long that would normally take. Mr. Albers estimated a month or two.

Ms. Antidel asked if Mr. Graf is taking the right steps and making appropriate progress. Mr. Albers stated yes.

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Mr. Graf (117 Boyd Circle) was sworn in. Mr. Graf stated that his intent is to remove the entire upper floor of the building. Mr. Graf stated no issues with the lower walls as they are reinforced with steel. Mr. Graf stated that he intends to save every brick of the building. Mr. Graf requested that the demolition order be removed as the cost of the engineering report and metal fabrication would be wasted if the order was not removed. Mr. Graf stated that he plans to have an open-air type of venue.

Mr. Albers commented that Mr. Graf still needs to go through the BZA process and get started as soon as possible. Mr. Albers said that he would give the contractor 3-4 weeks to get the work done.

Ms. Moore made a motion to approve a 30-day continuance with the condition that the BZA process be started within that 30 day window so that Mr. Graf can report back at the end of the 30 day window; seconded Mr. Voltz and approved with the following vote:
AYES: (4) Antisdell, Moore, Simmons, Voltz,

NAYS: (1) Smith

Chad Lowary (207 Dorsie St. Cincinnati, Ohio) Project Manager for Green City Demo, asked if Mr. Albers would like for the fencing to be removed completely. Mr. Albers clarified that he is asking that the fence be pushed back to the west on the weekends. Mr. Lowary confirmed that the work would take 2-3 weeks depending on the weather conditions.

Mr. Meland made a comment.

Councilman Przybylinski made a comment.

Mr. Paul Przybylinski made a comment.

Mr. Simmons made a motion that the fence on Franklin street be pushed back by Green City Demo on the weekends for a better flow of traffic, assuming that no work is being done on the weekends; seconded Mr. Voltz and approved with the following vote:
AYES: (5) Antisdell, Moore, Smith, Simmons, Voltz,

NAYS: (0)

Corporate Counsel Amber Lapaich clarified for the record that this matter would need to be brought up again at the April 6, 2026 Board of Works meeting.

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Board Comment

Mr. Voltz noted that leaf pickup has been difficult for the City this year due to this past winter, but stated that City staff is working to take care of the issue.

Ms. Antisdell noted that she is pleased with the progress on 1605 Franklin St. and that she will take weather into consideration as this demolition progresses.

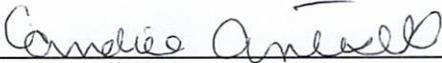
Adjournment

Ms. Smith made a motion to adjourn; seconded by Ms. Antisdell and approved with the following vote:

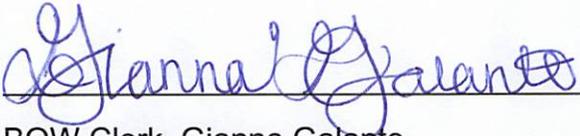
AYES: (5) Antisdell, Moore, Simmons, Smith, Voltz

NAYS: (0) None

Meeting adjourned at 9:53 a.m.



BOW President, Candice Antisdell



BOW Clerk, Gianna Galante