

REGULAR MEETING – March 20, 2007

The Common Council of the City of Michigan City, Indiana, met in regular session on Tuesday Evening, March 20, 2007, at the hour of 7:30 p.m., local time, in the Common Council Chambers, located in the lower level of the City Hall Building, 100 East Michigan Boulevard, Michigan City, Indiana.

The meeting was called to order at 7:30 p.m. by Council Vice President Ron Meer, who presided.

The Pledge of Allegiance to the Flag and a short period of silent prayer were observed.

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

PRESENT: COUNCIL MEMBERS Evelyn D. Baker; Patricia Boy; Joseph Doyle; Phillip Jankowski, Virginia Martin; Ronald Meer, and Paul Przybylinski (7).

ABSENT: Willie Milsap and Charles Lungren (2).

A QUORUM WAS NOTED PRESENT.

APPROVAL of MINUTES

Vice President Meer inquired whether there were any corrections, deletions, or additions to the minutes of the Regular Meeting of March 6, 2007, and, hearing none, the minutes were approved as printed.

Vice President Meer requested the Clerk's Office to issue a Municipal Code Book to Council Attorney Meyer.

Vice President Meer read the following communication received from Councilman Charles Lungren on the 19th day of March, 2007:

Dear President Milsap and Members of the Michigan City Common Council. I hereby resign my position as 1st Ward Councilman effective immediately.

P.S. I attended the funeral of my cousin, Earl Chism on Friday March 9th at Carlisle Funeral Home.

Councilman Przybylinski advised Vice President Meer to instruct the Clerk's Office to send a copy of this letter to the County Clerk's Office and to Dr. Kora, Chairman of the Democratic Party.

Vice President Meer advised the Clerk's office to draft a letter to City Planner John Pugh requesting a written and oral report at the next Council meeting, April 3, 2007, in regards to the property located at 223 Willard Avenue, the old B&W Tavern. Vice President Meer stated this is Council President Milsap's continued venture into looking into the status of all the abandoned buildings.

REPORTS of STANDING COMMITTEES

Councilman Doyle reported on the opening of two (2) new exhibits at the zoo.

REPORTS OF SPECIAL OR SELECT COMMITTEES

Councilman Przybylinski stated the Solid Waste District is still working on having a Workshop with the County Council.

REPORTS of OTHER CITY OFFICERS and DEPARTMENTS

There were no reports.

PETITIONS

There were no Petitions.

COMMUNICATIONS

There were no Communications.

RESOLUTIONS

There were no Resolutions.

ORDINANCES

The Clerk read on third reading by title only,

AN ORDINANCE OF THE MICHIGAN CITY COMMON COUNCIL TO EXPAND THE MAP SETTING FORTH THE HISTORIC DISTRICT OF THE CITY OF MICHIGAN CITY INCLUDE 'THE WORKS' BUILDING

WHEREAS pursuant to *Indiana code 36-7-11-4* and Michigan City Ordinance No. 3013, and Historic Review Board has been established to promote the preservation and development of historic buildings and areas; and

WHEREAS, pursuant to *Indiana Code 36-7-11-8* and Michigan City Ordinance No 3013, the Historic Review Board is empowered to expand historic areas by submitting additional maps and surveys to include additional historic buildings, subject to the approval of the Common Council of the City of Michigan City; and

WHEREAS, the Historic Review Board has determined that it is in the best interest of the City of Michigan City to expand the City historic map to include 'The Works' Building as an Historic Building; and

WHEREAS, the Historic Review Board has proved *Notice of Interim Protection* to the Owner of 'The Works' Building of the Historic Review Board's intent to expand the City historic map to include ' The Works' Building as an Historic Building in accordance with *Indiana Code 36-7-11-8.5* and Michigan City Ordinance No. 3013, subject to the approval of the Common Council of the City of Michigan City;

NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF MICHIGAN CITY, INDIANA that the Common Council has determined that it is in the best interest of the City of Michigan City to expand the City's historic map to include 'The Works' Building as an Historic Building in order to promote the preservation and development of historic buildings and areas; the Common Council hereby amends the Historic

Map of the City to include 'The Works' Building located at 601 Wabash Street and more particularly Described as follows in Exhibit "A."

This Ordinance shall be in full force and effect after passage and approval by the Mayor.

INTRODUCED BY: Paul Przybylinski, Member
Historic Review Board Liaison

Councilman Przybylinski moved to adopt the Ordinance, seconded by Councilman Jankowski.

Councilwoman Boy reported the historic sites and structure inventory states there was only one (1) site on Wabash Street.

Mrs. Boy advised the Council that it was 719 Wabash Street which is the old Pullman Building that was just torn down.

Councilman Przybylinski commented on reasons he supports this Ordinance.

Joie Winski, 319 Garrettson Avenue stated alternative reasons to tearing down "The Work's" building.

Bob Harris, 404 Franklin Street, Porter, Indiana commented that a Tea Grant was approved for \$275,000 in 2004 to aid the preservation of a South Shore Line (Line Car) and determine a location for a museum. Mr. Harris stated reasons 'The Works' building should be in the historic district and is an opportunity to use this Tea Grant.

John Degan, South Shore Heritage Foundation, Schererville, Indiana advised the Board that he works on the line car stored at Mr. Harris's warehouse and that there are enough artifacts to fill 'The Works' building, and he asked the Council to support this Ordinance.

Joie Winski, 319 Garrettson Avenue asked the Council to talk to the Chelsea Group and see if this can be accomplished, that she would appreciate the Council's support.

David Landau, 627 Pine Street, presented the Council a petition with more that 250 signatures in favor of saving 'The Works'.

Mr. Landau commented on the procedures taken during the demolition of the Pullman Building.

Tim Stabosz, People Engaged in Preservation Citizens, 1307 Monroe Street, LaPorte, stated there is regional interest and support in regards to saving "The Works" building and asked the Council to give permanent landmark status to the 'The Works' building. Mr. Stabosz reminded the Council that this building is an important part of the history of Michigan City.

There was a discussion among Councilwoman Baker, Attorney Todd Lee, representing Lighthouse Place/ Chelsea Group, Kim Becker, Director of Development from Lighthouse Place/Chelsea Group regarding the status and future of this property.

Councilman Przybylinski thanked Mr. Harris for his presentation reminding everyone what could have been eleven years ago regarding the South Shore Line cars. Mr. Przybylinski stated that everyone should think about the future of the economic development to the North End and to consider what this museum would do for our community.

Councilwoman Martin stated reasons why eleven years ago this project was never started. Mrs. Martin stated that Lighthouse/Chelsea Group has been good to our community, that she doesn't believe in taking someone else's property and make it into a historic district because of what the public says.

Kim Becker, Lighthouse Place/Chelsea Group responded to Councilwoman Boy regarding their future plans for this property.

Bob Harris, 515 Sheridan (404 Franklin Street, Porter, Indiana) responded to Councilwoman Martin's comments.

Vice President Meer commented that the South Shore Line Project could still go forward regardless to what happens to this property.

Councilwoman Boy stated that this property belongs to the Chelsea Group, that declaring this a historic district doesn't give anyone the right to turn 'The Works' into a museum.

Councilwoman Baker stated that the South Shore Line Project could still happen, that she has been a Councilperson a long time and has a hard time taking property from someone that doesn't want to give it. Chelsea Group has a plan and they have given a lot to our community, if they want to put the museum in 'The Works' building it should be their choice. Mrs. Baker stated she doesn't support this Ordinance.

Councilman Przybylinski commented that nothing is being taken away from anyone, that we are just giving them a venue for discussions with a positive vote.

The motion carried and the Ordinance failed by the following vote: **AYES: COUNCIL MEMBER Przybylinski, (1). NAYS: MEMBERS: Baker, Boy, Doyle, Jankowski, Martin and Meer (6).**

UNFINISHED BUSINESS

There was no Unfinished Business.

NEW BUSINESS

Mayor Oberlie has requested advice and consent for the following appointment:

Mr. Werner Graf, represents the Architect board appointment for the Michigan City Historic Review Board. Term to expire March 15, 2010.

Councilwoman Baker moved to accept this re- appointment, seconded by Councilman Doyle and Councilwoman Martin.

There was a discussion between Councilwoman Baker, Councilman Przybylinski and Mr. Werner Graf regarding his re-appointment.

The Motion carried by the following vote: **AYES: COUNCIL MEMBERS Baker, Boy, Doyle, Jankowski, Martin, Meer, and Przybylinski (7). NAYS: None (0).**

Vice President Meer advised Mayor Oberlie has requested advice and consent for the following appointment:

Mr. John Pugh, represents the Redevelopment Commission for the Michigan City Historic Review Board. term to expire March 15, 2010.

Councilman Doyle moved to accept this re-appointment, seconded by Councilwoman Martin.

The Motion carried by the following vote: **AYES: COUNCIL MEMBERS Boy, Doyle, Jankowski, Martin, Baker (5). NAYS: Members Meer and Przybylinski (2).**

Vice President Meer advised Mayor Oberlie has requested advice and consent for the following appointment:

Mr. Tom Przybylinski, represents the Planning Department for the Michigan City Historic Review Board. Term to expire March 15, 2010.

Councilman Przybylinski moved to accept this re-appointment, seconded by Councilwoman Baker.

Councilwoman Baker stated that Mr. Tom Przybylinski is a hard worker and an asset to the Historic Review Board.

The Motion carried by the following vote: **AYES: COUNCIL MEMBERS Doyle, Jankowski, Martin, Baker, Meer, Przybylinski, Baker, and Boy (7). NAYS: None (0).**

Vice President Meer advised the Council of the following appointment

Mr. Joe Ramion to the Economic Development Commission. His term expired January 31, 2007.

Councilman Przybylinski moved to accept this re-appointment, seconded by Councilman Doyle.

Councilman Przybylinski stated that Mr. Ramion has always done a good job on the Economic Development Board and is in favor of his re-appointment.

The Motion carried by the following vote: **AYES: COUNCIL MEMBERS Jankowski, Martin, Baker, Meer, Przybylinski, Baker, Boy, and Doyle (7). NAYS: None (0).**

COMMENTS FROM THE COUNCIL

Councilwoman Boy commented to the Chelsea Group regarding permits needed to be filed for the air quality standards. Mrs. Boy stated that she would rather see them find a way to work with the people that want to preserve this building and find a way to donate the building so that it could be moved.

Councilman Przybylinski thanked everyone that spoke on the issue of 'The Works' building. Mr. Przybylinski stated that this property should have been put on the map when historic district was started and that he hopes that Mr. Harris continues to work on the venue of the Museum.

Vice-President Meer explained his vote on the re-appointment of John Pugh to the Historic Review Board.

Vice President Meer stated he has been doing an assessment of the streets within his Ward, that because of the characteristics of this winter there is more damage to the streets. Councilman Meer commented that he is glad that the City saved one half (1/2) million dollars out of last years budget that we're going to have to utilize some of that funding for additional street repairs throughout the city.

Mayor Oberlie advised Vice-President Meer negotiations have started between Nipsco and The Board of Works and Safety on the resolution that was passed regarding an easement through the property for the trailway to the beach.

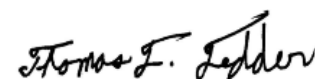
COMMENTS FROM THE PUBLIC

David Landau, 627 Pine Street, stated that a fair market value was presented to the Chelsea Group. Mr. Landau commented on his concerns regarding IDEM permits and the dust from the demolition of the Old Pullman Building and what will happen when 'The Works' building is demolished.

Johnny Mohammed, 421 E. 6th Street, commented on the status of the Warren Building and Canterbury Theatre regarding the future and what he would like to see happen with these properties.

ADJOURNMENT

On motion by Councilman Doyle, supported by the majority of the Council, and there being no further business to transact, Vice President Meer declared the meeting **ADJOURNED** (approximately 8:55 p.m.)



Thomas F. Fedder, City Clerk