

REPORT OF SUB-COMMITTEE ON MINUTES

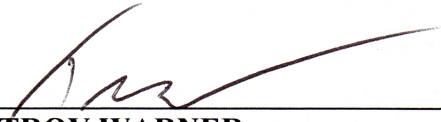
TO THE COMMON COUNCIL OF THE CITY OF SOUTH BEND:

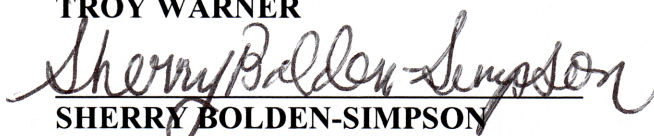
THE SUB-COMMITTEE HAS INSPECTED THE MINUTES OF THE

DATE: 09-22-2025

MEETING OF THE COUNCIL AND FOUND THEM TO BE CORRECT.

THEREFORE, WE RECOMMEND THE SAME BE APPROVED:

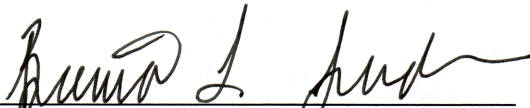


TROY WARNER


SHERRY BOLDEN-SIMPSON

APPROVED BY THE COMMON COUNCIL ON: 10-13-2025

ATTEST:



BIANCA L. TIRADO, CITY CLERK

Be it remembered that the Common Council of the City of South Bend, Indiana, met in person on Monday, September 22nd, 2025, at 7:02 P.M. Council President Canneth Lee called the meeting to order. The invocation was given by Eric Snyder of Fairland Christian Church, and the Pledge to the Flag was given.

Please note the attached link for the meeting recording:

<https://docs.southbendin.gov/WebLink/browse.aspx?dbid=0,0,0,0&mediaid=399806>

Council meetings are also available at Michiana Access Channel on both their website and their Facebook page.

ROLL CALL

COUNCILMEMBERS PRESENT

Canneth Lee	1 st District, President
Ophelia Gooden-Rodgers	2 nd District
Sharon L. McBride	3 rd District
Troy Warner	4 th District, Committee of the Whole
Sherry Bolden-Simpson	5 th District
Sheila Niezgodski	6 th District
Karen L. White	At-Large
Dr. Oliver Davis	At-Large
Rachel Tomas Morgan	At-Large, Vice President

COUNCILMEMBERS ABSENT

None

OTHERS PRESENT

Bianca L. Tirado	City Clerk
Jasmine Jackson	Chief Deputy City Clerk
Matthew Neal	Deputy Director of Policy
Veronica Pitt-Payne	Interim Director of Special Projects
Lari'onna Green	Communications and Marketing Specialist
Bob Palmer	Council Attorney

Members marked with an asterisk (*) are in virtual attendance.

SUB-COMMITTEE ON MINUTES:

September 8, 2025

Council President Lee requested reports from the Sub-Committee on Minutes.

City Clerk Bianca Tirado stated that the Sub-Committee on Minutes inspected the September 8, 2025 Common Council meeting minutes and recommend they be approved.

Councilmember Dr. Oliver Davis moved to approve the September 8, 2025 Common Council meeting minutes, which was seconded by Councilmember Sherry Bolden-Simpson and carried via a vote by voice.

SPECIAL BUSINESS

Council President Lee read a special resolution recognizing the coaches and five (5) student athletes from the Police Athletic League (PAL) track team who competed in the 2025 Junior Olympics.

Captain David Herron, South Bend Police Department (SBPD), 701 West Sample Street, South Bend, 46601, thanked the Council and recognized Detective Georgia Wells, SBPD, 701 West Sample Street, South Bend, IN 46601, for her role in starting the track program.

Detective Wells highlighted the achievements of the student athletes and thanked the Council for honoring them with a special resolution.

Arcadia Woods, PAL Coach, 1032 Wilber Avenue, South Bend, IN 46628, commented on the lack

of similar youth programs in other cities and emphasized the importance of programs like PAL.

Caleb Williams, PAL Coach, 3102 Mishawaka Avenue, South Bend, IN 46615, congratulated the student athletes and acknowledged their hard work.

Student athletes Joel Wells and Zyarie Washington gave reflections on their experience and thanked their coaches.

Councilmembers made final remarks recognizing program coordinators and parents, congratulating the athletes, and encouraging them to continue with the program.

REPORTS FROM CITY OFFICES

None.

RESOLVE INTO THE COMMITTEE OF THE WHOLE

Councilmember Ophelia Gooden-Rodgers moved to resolve into the Committee of the Whole, which was seconded by Councilmember Sheila Niezgodski and carried via a vote by voice.

PUBLIC HEARINGS

BILL NO.

<u>47-25</u>	PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE AND SEEKING A SPECIAL EXCEPTION USE FOR PROPERTY LOCATED 431 DUNDEE ST, COUNCILMANIC DISTRICT NO. 6 IN THE CITY OF SOUTH BEND, INDIANA
--------------	---

Bill No. 47-25 was tabled until October 27, 2025.

<u>53-25</u>	PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING CHAPTER 2, ARTICLE 1, SECTIONS 2-12.1.15(C) AND 2-12.1.17(A) TO ADD THE DUTY TO REVIEW CERTAIN LAW ENFORCEMENT RECORDINGS RELEVANT TO CERTAIN COMPLAINTS FILED WITH THE COMMUNITY POLICE REVIEW BOARD TO THE DUTIES OF THE COMMUNITY POLICE REVIEW BOARD RESPECTIVELY (SUBSTITUTE)
--------------	---

Clerk Tirado read the bill to the Council for its second (2nd) reading.

After the second (2nd) reading, Councilmember Gooden-Rodgers stated that Substitute Bill No. 53-25 went before the Community Relations Committee and comes with a favorable recommendation.

Councilmember Bolden-Simpson, 6216 Exeter Court, South Bend, IN 46614, and Councilmember Dr. Davis, 1801 Nash Street, South Bend, IN 46613, presented the substitute bill. They explained that the bill affirms the Community Police Review Board (CPRB)’s right to review law enforcement recordings under the Indiana Open Door Law and further clarifies CPRB duties.

Attorney Bob Palmer, with offices on the fourth (4th) floor of the County-City Building, South Bend, IN 46601, explained that language was changed in the substitute bill to achieve its purpose without being broader than intended.

Councilmember Sharon McBride moved to accept Substitute Bill No. 53-25, which was seconded by Council Vice President Rachel Tomas-Morgan and carried via a vote by voice.

Councilmember Troy Warner opened the public hearing.

Joseph Adams, CPRB Chair, 3400 High Street, South Bend, IN 46614, spoke in favor, stating that the bill affirms CPRB’s authority to perform appropriate checks and balances.

Bob Masters, CPRB Attorney, 350 Columbia Street, South Bend, IN 46601, spoke in favor, stating that the bill represents the City’s commitment to transparency and accountability through citizen oversight.

Councilmember Warner closed the public hearing.

Council Vice President Tomas-Morgan moved to send Substitute Bill *No. 53-25* to the Full Council with a favorable recommendation, which was seconded by Councilmember Tomas-Morgan and carried by a vote of nine (9) ayes.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Rachel Tomas Morgan – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride – <i>Aye</i>
Councilmember Troy Warner – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Aye</i>
Councilmember Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

54-25

PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROPRIATING ADDITIONAL FUNDS FOR CERTAIN DEPARTMENTAL AND CITY SERVICES OPERATIONS FOR THE YEAR 2025 OF \$2,237,538 FROM THE GENERAL FUND (#101), \$417,462 FROM THE PARKS AND RECREATION FUND (#201), \$257,800 FROM THE MOTOR VEHICLE HIGHWAY FUND (#202), \$115,000, FROM THE STUDEBAKER-OLIVER REVITALIZATING GRANTS FUND (#209), (\$25,000) FROM THE GIFT, DONATION, BEQUEST FUND (#217), \$5,877 FROM THE CENTRAL SERVICES FUND (#222), \$92,780 FROM THE HUMAN RIGHTS FEDERAL GRANTS FUND (#258), \$67,234 FROM THE INNOVATION & TECHNOLOGY FUND (#279), \$2,267,453 FROM THE CONSOLIDATED BUILDING DEPARTMENT FUND (#600), \$478,000 FROM THE PARKING GARAGES FUND (#601), \$705,000 FROM THE WATER WORKS CAPITAL FUND (#622), \$12,100 FROM THE SEWER REPAIR INSURANCE FUND (#640), \$310,000 FROM THE SEWAGE WORKS OPERATIONS FUND (#641), \$927,110 FROM THE CENTURY CENTER OPERATIONS FUND (#670), \$500,000 FROM THE CENTURY CENTER CAPITAL FUND (#671)

Clerk Tirado read the bill to the Council for its second (2nd) reading.

After the second (2nd) reading, Councilmember Niezgodski stated that Bill *No. 54-25* went before the Personnel and Finance Committee and comes with a favorable recommendation.

Kyle Willis, City Controller, with offices on the fourteenth (14th) floor of the County-City Building, South Bend, IN 46601, explained key appropriations in the bill, including the appropriation from fund number one-hundred-one (#101) to cover emergency medical services (EMS) drug costs, building repair and maintenance costs, auto repair and maintenance costs, and equipment replacement costs.

Councilmember Warner held the public hearing, and nobody spoke.

Councilmember Niezgodski moved to send Bill No. 54-25 to the Full Council with a favorable recommendation, which was seconded by Councilmember Dr. Davis and carried by a vote of nine (9) ayes.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Rachel Tomas Morgan – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride – <i>Aye</i>
Councilmember Troy Warner – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Aye</i>
Councilmember Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

55-25

PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, FOR BUDGET TRANSFERS FOR VARIOUS DEPARTMENTS WITHIN THE CITY OF SOUTH BEND, INDIANA FOR THE YEAR 2025

Clerk Tirado read the bill to the Council for its second (2nd) reading.

After the second (2nd) reading, Councilmember Niezgodski stated that Bill No. 55-25 went before the Personnel and Finance Committee and comes with a favorable recommendation.

Kyle Willis stated that the budget transfers will fund professional services for the Human Rights Commission and Controller’s Office.

Council Vice President Tomas-Morgan asked Kyle Willis to explain why funds are being transferred from the employee benefits budget to cover professional services.

Kyle Willis replied that employee benefits were overbudgeted, citing the fact that most departments have reduced this line item in their 2026 budget proposals.

Councilmember Warner held the public hearing and nobody spoke.

Councilmember Dr. Davis moved to send Bill No. 55-25 to the Full Council with a favorable recommendation, which was seconded by Councilmember Bolden-Simpson and carried by a vote of nine (9) ayes.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Rachel Tomas Morgan – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride – <i>Aye</i>
Councilmember Troy Warner – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Aye</i>
Councilmember Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

56-25

PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, LEVYING TAXES AND FIXING THE RATE OF TAXATION FOR THE PURPOSE OF RAISING REVENUE TO MEET THE NECESSARY EXPENSES OF THE CIVIL CITY OF SOUTH BEND FOR THE FISCAL YEAR ENDING DECEMBER 31, 2026, AND APPROPRIATING MONIES FOR THE PURPOSE OF DEFRAYING THE EXPENSES OF THE CITY OF SOUTH BEND, INDIANA FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2026 AND ENDING DECEMBER 31, 2026, INCLUDING ALL OUTSTANDING CLAIMS AND OBLIGATIONS, AND FIXING A TIME WHEN THE SAME SHALL TAKE EFFECT (PUBLIC HEARING ONLY)

Clerk Tirado read the bill to the Council for its second (2nd) reading.

After the second (2nd) reading, Councilmember Niezgodski stated that Bill No. 56-25 went before the Personnel and Finance Committee and comes with no recommendation.

Councilmember Warner announced that no action will be taken on the bill at this time, and there will be a presentation and public hearing only.

Mayor James Mueller, with offices on the fourteenth (14th) floor of the County-City Building, South Bend, IN 46601, gave a PowerPoint presentation on the City budget. He discussed spending priorities for 2026, gave projections of property tax revenues through 2028, and spoke about the impact of new state legislation on income taxes. He stated that under the new tax structure, taxpayers will likely be paying more for the same or lower service level. He shared the proposed budget for each department and the projected cash reserve balances for 2026. He provided a breakdown of the 2026 deficit and shared historical spend-down data showing that the budget deficit has not been fully realized in previous years.

Councilmember Gooden-Rodgers and Councilmember Bolden-Simpson said they would follow up with any questions.

Councilmember Dr. Davis asked if City residents will be taxed twice under the new tax structure, by both the City and the County.

Mayor Mueller confirmed that is correct.

Councilmember Dr. Davis asked what can be done to work with the County and ensure the new tax rates are in the best interest of City residents.

Mayor Mueller said the City would benefit from the County fully utilizing fire protection local income tax. He added that the County is also impacted by the new tax structure, and the best scenario would be a change in the state legislation.

Council Vice President Tomas-Morgan noted Mayor Mueller's statement that the City would be in a better position if they cut an additional three-million dollars (\$3,000,000) from the 2026 budget. She asked at what point the Council should consider making the additional cuts.

Mayor Mueller replied that the cuts proposed for 2026 were intended to minimize any negative impact on the City, and the next round of cuts will be more obvious to residents. He said deeper cuts may become necessary as more information about the new tax legislation becomes available.

Council Vice President Tomas-Morgan asked if the City will be able to uphold their multi-year commitments.

Mayor Mueller said that is one of the concerns under the new tax structure. He acknowledged the uncertainty in current revenue projections and said revenues at the lower end of the projected range would pose a significant hardship for the City. At the higher end of the range, revenue would remain flat through 2028, requiring further cuts as costs rise year-over-year.

Councilmember Niezgodski noted that the 2026 budget deficit would leave thirty-four-million dollars (\$34,000,000) in cash reserves above the required balance, and historically, the City's budget deficits have not been fully realized. She said her takeaway from the presentation is that the 2026 budget proposal is feasible, but cuts will continue to be necessary in future budget years.

Mayor Mueller agreed with Councilmember Niezgodski's takeaway and said the City is working to balance spending with revenues.

Councilmember McBride thanked Mayor Mueller for his leadership through the budget process.

Councilmember Karen L. White thanked Mayor Mueller for the presentation. She said the Council will continue to work with the mayoral administration to stay aware of the changes and uncertainties in the City's financial position.

Council President Lee asked at what point the City would need to spend down rainy day funds.

Mayor Mueller said this will not happen because it is a short-term solution that would negatively impact the City's bond rating.

Councilmember Warner acknowledged the need to work toward a balanced budget and expressed support for the 2026 budget cuts.

Mayor Mueller added that the City has other revenue sources that could potentially be accessed if income tax revenue becomes insufficient.

Councilmember Warner opened the public hearing.

Sue Kesim, 4022 Kennedy Drive, South Bend, IN 46614, spoke against the bill, stating that the amount of financial data shared with the public before the hearing was insufficient. She expressed opposition to the spend-down of cash reserves and the issuance of tax abatements.

Jesse Davis, P.O. Box 10205, South Bend, IN 46680, spoke against the bill and echoed Sue Kesim’s points on tax abatements. He called for more transparency with financial records.

Councilmember Warner closed the public hearing.

57-25 PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROPRIATING, ADOPTING AND APPROVING THE SOUTH BEND PUBLIC TRANSPORTATION CORPORATION’S 2026 BUDGET AND LEVYING THE TAX AND FIXING THE RATE OF THE TAXATION FOR THE PURPOSE OF RAISING REVENUE TO FUND THE SOUTH BEND PUBLIC TRANSPORTATION CORPORATION, SOUTH BEND, INDIANA, FOR THE FISCAL YEAR ENDING DECEMBER 31, 2026 (PUBLIC HEARING ONLY)

Bill No. 57-25 was tabled until October 13, 2025.

58-25 PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AUTHORIZING A DIRECT LOAN TO THE DEVELOPER OF AN ECONOMIC DEVELOPMENT FACILITY (LOW-BARRIER EMERGENCY SHELTER PROJECT) AND APPROVING OTHER MATTERS IN CONNECTION THEREWITH

Clerk Tirado read the bill to the Council for its second (2nd) reading.

After the second (2nd) reading, Councilmember Warner stated that Bill No. 58-25 went before the Community Investment Committee and comes with a favorable recommendation.

Caleb Bauer, Executive Director of Community Investment, with offices on the fourteenth (14th) floor of the County-City Building, South Bend, IN 46601, gave a PowerPoint presentation detailing the terms of the development agreement with New Day Intake Center.

Sheila McCarthy, Executive Director of New Day Intake Center, 323 Lincolnway West, Mishawaka, IN 46544, gave the Council an update on the progress of the project.

Councilmember Gooden-Rodgers asked if the construction will be done by local unions and contractors.

Jon Schommer, Board Treasurer of New Day Intake Center, 744 South Main Street, South Bend, IN 46601, replied that they are required to put the project up for bid and will be trying to prioritize local contractors.

Sheila McCarthy added that they must comply with the Davis-Bacon labor standards as a provision of their federal grant.

Councilmember Gooden-Rodgers said she observed a lack of diversity at the groundbreaking and asked for statistics related to diversity in senior-level roles.

Sheila McCarthy replied that many staff members were unable to attend the groundbreaking. She said the racial diversity among staff members reflects the diversity of the community they serve.

Councilmember Bolden-Simpson asked what metrics are considered when selecting candidates in the hiring process.

Sheila McCarthy said they try to ensure the demographics of their guests are proportionately represented by their staff, which she described as mostly local, fifty percent (50%) African American, fifty percent (50%) white, one-third (1/3) female, and two-thirds (2/3) male. She added that empathy and strong boundaries are requirements for all candidates.

Council President Lee asked for a construction timeline.

Sheila McCarthy said they hired a construction manager last week and they are starting the bidding process for contractors. She said they will know the construction start date in the next week or two (2).

Council President Lee asked what will happen to Knights Inn once New Day Intake Center opens.

Caleb Bauer said the Redevelopment Commission approved an option to purchase the Knights Inn facility for one dollar (\$1) as part of the development agreement. He said the Redevelopment Commission can exercise this option six (6) months after the new facility opens.

Council Vice President Tomas-Morgan asked for an update on fundraising progress for annual operating costs.

Sheila McCarthy said they expect to raise this money by the end of the year, noting that they are having a fundraising event next month and will continue to seek grant funding.

Margaret Pfeil, Board President of New Day Intake Center, 511 South Saint Joseph Street, South Bend, IN 46601, said they are hoping to network with Notre Dame alumni and leverage public-private partnerships to sustain operations on an ongoing basis.

Councilmember Warner held the public hearing, and nobody spoke. Councilmember Warner asked for final remarks from Councilmembers.

Council Vice President Tomas-Morgan said she was encouraged by the response to her question and emphasized the importance of sustainable development.

Councilmember Niezgodski moved to send Bill No. 58-25 to the Full Council with a favorable recommendation, which was seconded by Councilmember McBride and carried by a vote of nine (9) ayes.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Rachel Tomas Morgan – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride – <i>Aye</i>
Councilmember Troy Warner – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Aye</i>
Councilmember Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

RISE AND REPORT

Councilmember Dr. Davis moved to rise from the Committee of the Whole and report back to the Full Council, which was seconded by Councilmember McBride and carried via a vote by voice.

REGULAR MEETING RECONVENED

Council President Lee stated that the Full Council is now back in session. This portion of the meeting is where bills are given a third (3rd) reading and action is taken regarding bills that were heard during the Committee of the Whole.

BILLS ON THE THIRD READING

BILL NO.

47-25

THIRD READING ON AN ORDINANCE OF THE
COMMON COUNCIL OF THE CITY OF SOUTH
BEND, INDIANA, AMENDING THE ZONING
ORDINANCE AND SEEKING A SPECIAL
EXCEPTION USE FOR PROPERTY LOCATED
431 DUNDEE ST, COUNCILMANIC DISTRICT
NO. 6 IN THE CITY OF SOUTH BEND, INDIANA

Bill No. 47-25 was tabled until October 27, 2025.

53-25

THIRD READING ON AN ORDINANCE OF THE
COMMON COUNCIL OF THE CITY OF SOUTH
BEND, INDIANA, AMENDING CHAPTER 2,
ARTICLE 1, SECTIONS 2-12.1.15(C) AND 2-
12.1.17(A) TO ADD THE DUTY TO REVIEW
ALL LAW ENFORCEMENT RECORDINGS
RELEVANT TO ANY COMPLAINT FILED WITH
THE COMMUNITY POLICE REVIEW BOARD
TO THE DUTIES OF THE COMMUNITY POLICE
REVIEW BOARD RESPECTIVELY

Clerk Tirado read the bill to the Council for its third (3rd) reading.

After the third (3rd) reading, Council President Lee requested a committee report.

Councilmember Warner stated that Bill No. 53-25 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember Bolden-Simpson moved for the passage of Bill No. 53-25, which was seconded by Councilmember Dr. Davis and carried by a vote of nine (9) ayes.

Council President Canneth Lee – Aye	Council Vice President Rachel Tomas Morgan – Aye
Councilmember Ophelia Gooden-Rodgers – Aye	Councilmember Sharon McBride – Aye
Councilmember Troy Warner – Aye	Councilmember Sherry Bolden-Simpson – Aye
Councilmember Sheila Niezgodski – Aye	Councilmember Dr. Oliver Davis – Aye
Councilmember Karen L. White – Aye	

54-25

THIRD READING ON AN ORDINANCE OF THE
COMMON COUNCIL OF THE CITY OF SOUTH
BEND, INDIANA, APPROPRIATING
ADDITIONAL FUNDS FOR CERTAIN
DEPARTMENTAL AND CITY SERVICES
OPERATIONS FOR THE YEAR 2025 OF
\$2,237,538 FROM THE GENERAL FUND (#101),
\$417,462 FROM THE PARKS AND
RECREATION FUND (#201), \$257,800 FROM
THE MOTOR VEHICLE HIGHWAY FUND
(#202), \$115,000, FROM THE STUDEBAKER-
OLIVER REVITALIZATING GRANTS FUND
(#209), (\$25,000) FROM THE GIFT, DONATION,
BEQUEST FUND (#217), \$5,877 FROM THE
CENTRAL SERVICES FUND (#222), \$92,780
FROM THE HUMAN RIGHTS FEDERAL
GRANTS FUND (#258), \$67,234 FROM THE
INNOVATION & TECHNOLOGY FUND (#279),
\$2,267,453 FROM THE CONSOLIDATED
BUILDING DEPARTMENT FUND (#600),
\$478,000 FROM THE PARKING GARAGES
FUND (#601), \$705,000 FROM THE WATER
WORKS CAPITAL FUND (#622), \$12,100 FROM
THE SEWER REPAIR INSURANCE FUND

(#640), \$310,000 FROM THE SEWAGE WORKS OPERATIONS FUND (#641), \$927,110 FROM THE CENTURY CENTER OPERATIONS FUND (#670), \$500,000 FROM THE CENTURY CENTER CAPITAL FUND (#671)

Clerk Tirado read the bill to the Council for its third (3rd) reading.

After the third (3rd) reading, Council President Lee requested a committee report.

Councilmember Warner stated that Bill No. 54-25 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember McBride moved for the passage of Bill No. 54-25, which was seconded by Councilmember Bolden-Simpson and carried by a vote of nine (9) ayes.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Rachel Tomas Morgan – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride – <i>Aye</i>
Councilmember Troy Warner – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Aye</i>
Councilmember Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

55-25

THIRD READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, FOR BUDGET TRANSFERS FOR VARIOUS DEPARTMENTS WITHIN THE CITY OF SOUTH BEND, INDIANA FOR THE YEAR 2025

Clerk Tirado read the bill to the Council for its third (3rd) reading.

After the third (3rd) reading, Council President Lee requested a committee report.

Councilmember Warner stated that Bill No. 55-25 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember McBride moved for the passage of Bill No. 55-25, which was seconded by Councilmember Dr. Davis and carried by a vote of nine (9) ayes.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Rachel Tomas Morgan – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride – <i>Aye</i>
Councilmember Troy Warner – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Aye</i>
Councilmember Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

58-25

THIRD READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AUTHORIZING A DIRECT LOAN TO THE DEVELOPER OF AN ECONOMIC DEVELOPMENT FACILITY (LOW-BARRIER EMERGENCY SHELTER PROJECT) AND APPROVING OTHER MATTERS IN CONNECTION THEREWITH

Clerk Tirado read the bill to the Council for its third (3rd) reading.

After the third (3rd) reading, Council President Lee requested a committee report.

Councilmember Warner stated that Bill No. 58-25 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember Niezgodski moved for the passage of Bill No. 58-25, which was seconded by Councilmember Bolden-Simpson and carried by a vote of nine (9) ayes.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Rachel Tomas Morgan – <i>Aye</i>
--	---

Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride – <i>Aye</i>
Councilmember Troy Warner – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Aye</i>
Councilmember Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

RESOLUTIONS

None.

BILLS ON FIRST READING

BILL NO.

59-25 FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, FIXING MAXIMUM WAGES OF TEAMSTER EMPLOYEES FOR CALENDAR YEAR 2026

Clerk Tirado read the bill to the Council for its first (1st) reading.

Council President Lee entertained a motion to send Bill No. 59-25 to the Personnel and Finance Committee for public hearing and third (3rd) reading on October 13, 2025.

Councilmember Gooden-Rodgers moved to send Bill No. 59-25 to the Personnel and Finance Committee for public hearing and third (3rd) reading on October 13, 2025, which was seconded by Councilmember Dr. Davis and carried via a vote by voice.

60-25 FIRST READING ON AN ORDINANCE FIXING MAXIMUM SALARIES AND WAGES OF APPOINTED OFFICERS AND NON-BARGAINING EMPLOYEES OF EXECUTIVE DEPARTMENTS OF THE CITY OF SOUTH BEND, INDIANA, FOR THE CALENDAR YEAR 2026

Clerk Tirado read the bill to the Council for its first (1st) reading.

Council President Lee entertained a motion to send Bill No. 60-25 to the Personnel and Finance Committee for public hearing and third (3rd) reading on October 13, 2025.

Councilmember McBride moved to send Bill No. 60-25 to the Personnel and Finance Committee for public hearing and third (3rd) reading on October 13, 2025, which was seconded by Councilmember Niezgodski and carried via a vote by voice.

61-25 FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, SETTING THE ANNUAL SALARY FOR THE MAYOR FOR CALENDAR YEAR 2026

Clerk Tirado read the bill to the Council for its first (1st) reading.

Council President Lee entertained a motion to send Bill No. 61-25 to the Personnel and Finance Committee for public hearing and third (3rd) reading on October 13, 2025.

Councilmember McBride moved to send Bill No. 61-25 to the Personnel and Finance Committee for public hearing and third (3rd) reading on October 13, 2025, which was seconded by Councilmember Dr. Davis and carried via a vote by voice.

62-25 FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, SETTING THE ANNUAL SALARY FOR THE COMMON COUNCIL MEMBERS FOR CALENDAR YEAR 2026

Clerk Tirado read the bill to the Council for its first (1st) reading.

Council President Lee entertained a motion to send Bill No. 62-25 to the Personnel and Finance Committee for public hearing and third (3rd) reading on October 13, 2025.

Councilmember McBride moved to send Bill No. 62-25 to the Personnel and Finance Committee for public hearing and third (3rd) reading on October 13, 2025, which was seconded by Councilmember Dr. Davis and carried via a vote by voice.

63-25

FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, SETTING THE ANNUAL SALARY FOR THE SOUTH BEND CITY CLERK FOR CALENDAR YEAR 2026

Clerk Tirado read the bill to the Council for its first (1st) reading.

Council President Lee entertained a motion to send Bill No. 63-25 to the Personnel and Finance Committee for public hearing and third (3rd) reading on October 13, 2025.

Councilmember Bolden-Simpson moved to send Bill No. 63-25 to the Personnel and Finance Committee for public hearing and third (3rd) reading on October 13, 2025, which was seconded by Councilmember Dr. Davis and carried via a vote by voice.

64-25

FIRST READING ON AN ORDINANCE FIXING MAXIMUM SALARIES AND WAGES OF DEPUTIES AND NON-BARGAINING EMPLOYEES APPOINTED BY THE CITY CLERK OF THE CITY OF SOUTH BEND, INDIANA, FOR THE CALENDAR YEAR 2026

Clerk Tirado read the bill to the Council for its first (1st) reading.

Council President Lee entertained a motion to send Bill No. 64-25 to the Personnel and Finance Committee for public hearing and third (3rd) reading on October 13, 2025.

Councilmember McBride moved to send Bill No. 64-25 to the Personnel and Finance Committee for public hearing and third (3rd) reading on October 13, 2025, which was seconded by Councilmember Dr. Davis and carried via a vote by voice.

65-25

FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROVING A PETITION OF THE ADVISORY BOARD OF ZONING APPEALS FOR THE PROPERTY LOCATED AT 628 WESTERN AVE COUNCILMANIC DISTRICT NO. 2 IN THE CITY OF SOUTH BEND, INDIANA

Clerk Tirado read the bill to the Council for its first (1st) reading.

Council President Lee entertained a motion to send Bill No. 65-25 to the Zoning and Annexation Committee for public hearing and third (3rd) reading on October 13, 2025.

Councilmember McBride moved to send Bill No. 65-25 to the Zoning and Annexation Committee for public hearing and third (3rd) reading on October 13, 2025, which was seconded by Councilmember Bolden-Simpson and carried via a vote by voice.

66-25

FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, FIXING THE ANNUAL PAY AND MONETARY FRINGE BENEFITS OF SWORN MEMBERS OF THE SOUTH BEND FIRE DEPARTMENT FOR CALENDAR YEAR 2026

Clerk Tirado read the bill to the Council for its first (1st) reading.

Council President Lee entertained a motion to send Bill No. 66-25 to the Personnel and Finance Committee for public hearing and third (3rd) reading on October 13, 2025.

Councilmember Gooden-Rodgers moved to send Bill No. 66-25 to the Personnel and Finance Committee for public hearing and third (3rd) reading on October 13, 2025, which was seconded by Councilmember Dr. Davis and carried via a vote by voice.

67-25 FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROVING A PETITION OF THE ADVISORY BOARD OF ZONING APPEALS FOR THE PROPERTY LOCATED AT 321 HILL ST & 319 HILL ST & 317 HILL ST & 315 HILL ST & 307 HILL ST & 523 LASALLE AVE & 529 LASALLE AVE COUNCILMANIC DISTRICT NO. 4 IN THE CITY OF SOUTH BEND, INDIANA

Clerk Tirado read the bill to the Council for its first (1st) reading.

Council President Lee entertained a motion to send Bill No. 67-25 to the Zoning and Annexation Committee for public hearing and third (3rd) reading on October 13, 2025.

Councilmember Bolden-Simpson moved to send Bill No. 67-25 to the Zoning and Annexation Committee for public hearing and third (3rd) reading on October 13, 2025, which was seconded by Councilmember Gooden-Rodgers and carried via a vote by voice.

68-25 FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, FIXING THE ANNUAL PAY AND MONETARY FRINGE BENEFITS OF SWORN MEMBERS OF THE SOUTH BEND POLICE DEPARTMENT FOR CALENDAR YEAR 2026

Clerk Tirado read the bill to the Council for its first (1st) reading.

Council President Lee entertained a motion to send Bill No. 68-25 to the Personnel and Finance Committee for public hearing and third (3rd) reading on October 13, 2025.

Councilmember Niezgodski moved to send Bill No. 68-25 to the Personnel and Finance Committee for public hearing and third (3rd) reading on October 13, 2025, which was seconded by Councilmember Dr. Davis and carried via a vote by voice.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Councilmember Bolden-Simpson asked if the Council can announce the dates of the upcoming district tours.

Councilmember White replied that the information is forthcoming and will be announced via press release.

Councilmember McBride announced that police are responding to an active threat in River Park and advised anyone traveling through the area to use caution.

PRIVILEGE OF THE FLOOR

Valerie Weis, 1506 West Mackey Drive, South Bend, IN 46614, shared concerns about new development in the Lafayette Falls neighborhood. She presented a petition signed by seventy-seven (77) neighborhood residents, explaining there is effectively one (1) road into the community and traffic is unable to move freely in an emergency situation.

Tom Ferguson, 6810 Stewart Drive, South Bend, IN 46614, gave examples of recent events in Lafayette Falls where emergency responders were on the scene and residents were unable to exit the neighborhood.

Kathleen Szymanski, 6606 Armstrong Drive, South Bend, IN 46614, echoed the safety concerns about traffic control in Lafayette Falls and mentioned that construction equipment has made the streets more dangerous to navigate.

Anne McCartney, 6845 Mackey Court, South Bend, IN 46614, expressed concern for the safety of the children in Lafayette Falls and said that getting on the school bus is dangerous.

Matthew Schoen, 6819 Stewart Drive, South Bend, IN 46614, shared concerns about the lack of pedestrian infrastructure in Lafayette Falls, which results in people walking their dogs and children playing in the streets.

Mike Davis, 6818 Stewart Drive, South Bend, IN 46614, said that the streets in Lafayette Falls operate as a single lane. He said residents are stuck inside the neighborhood during trash pickup hours and expressed concern about the impact of over seventy-five (75) new homes.

Angelina Roderick, 6811 Lutz Drive, South Bend, IN 46614, said that the residents of Lafayette Falls welcome growth but demand a traffic safety plan, secondary access route, and usable public walking space.

James Hardig, 1514 West Mackey Drive, South Bend, IN 46614, echoed the safety concerns of other Lafayette Falls residents, noting that there will be more than four-hundred (400) homes with a single entrance to the neighborhood.

Lakrissa Trujillo, 6811 Lutz Drive, South Bend, IN 46614, spoke about how traffic in Lafayette Falls is impacted after a storm when power lines and trees are down. She expressed concern for her own teenage children navigating the neighborhood.

Alissa Bahr, 1514 West Mackey Drive, South Bend, IN 46614, said that the single existing entrance to Lafayette Falls is unsafe due to the lack of turn lanes and lane markings.

Brad Weis, 1506 West Mackey Drive, South Bend, IN 46614, said the developer is using the quarry in Lafayette Falls to meet the public space requirement. He said this is not a safe or accessible public space and it will not divert foot traffic from the streets.

Russell Burch, 6735 Hillenbrand Drive, South Bend, IN 46614, echoed the safety concerns of other Lafayette Falls residents and said the roads are particularly dangerous during the winter.

Council President Lee acknowledged the concerns of Lafayette Falls residents. He said Councilmember Dr. Davis and Councilmember Bolden-Simpson will collaborate with residents, Community Investment, and Public Works to find a solution for the neighborhood.

ADJOURNMENT

Council President Lee adjourned the meeting at 10:07 P.M.