

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

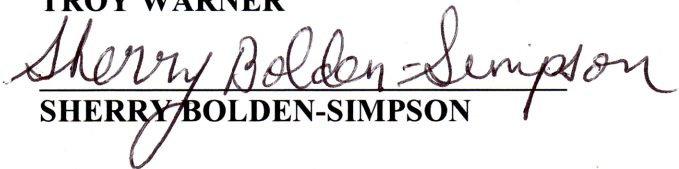
DATE: 10-13-2025

MEETING OF THE COUNCIL AND FOUND THEM TO BE CORRECT.

THEREFORE, WE RECOMMEND THE SAME BE APPROVED:



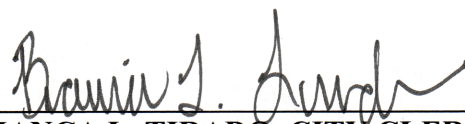
TROY WARNER



SHERRY BOLDEN-SIMPSON

APPROVED BY THE COMMON COUNCIL ON: 10-27-2025

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, October 13th, 2025, at 7:00 P.M. Council President Canneth Lee called the meeting to order. The invocation was given by Brian Durand of Clay 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&mediaid=400943>

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

ROLL CALL

COUNCILMEMBERS PRESENT

Canneth Lee	1st 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 22, 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 22, 2025 Common Council meeting minutes and recommend they be approved.

Councilmember Dr. Oliver Davis moved to approve the September 22, 2025 Common Council meeting minutes, which was seconded by Councilmember Sherry Bolden-Simpson and carried via a vote by voice.

SPECIAL BUSINESS

None.

REPORTS FROM CITY OFFICES

None.

Councilmember Troy Warner moved to suspend the agenda and hear Substitute Bill No. 25-39, which was seconded by Councilmember Dr. Davis and carried via a vote by voice.

RESOLUTIONS

BILL NO.

25-39

A RESOLUTION AMENDING DECLARATORY RESOLUTION NO. 4972-22 AND MODIFYING AND RECONFIRMING THE ADOPTION OF DECLARATORY RESOLUTION NO. 4972-22 DESIGNATING CERTAIN AREAS WITHIN THE CITY OF SOUTH BEND, INDIANA, COMMONLY KNOWN AS 505 SOUTH MICHIGAN STREET, SOUTH BEND, INDIANA 46601 AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF AN EIGHT-YEAR (8) MIXED-USE DEVELOPMENT REAL PROPERTY TAX ABATEMENT FOR THE MONREAUX LLC (SUBSTITUTE)

Clerk Tirado read the bill to the Council.

Councilmember Warner stated that Substitute Bill No. 25-39 went before the Community Investment Committee and comes with a favorable recommendation. He explained the changes that were made to the language of the bill.

Councilmember Warner moved to accept Substitute Bill No. 25-39, which was seconded by Councilmember Shiela Niezgodski and carried via a vote by voice.

Erik Glavich, Director of Growth and Opportunity, with offices on the fifth (5th) floor of City Hall, South Bend, IN 46601, gave a PowerPoint presentation on the Monreaux project and explained the need for an extension of the tax abatement designation period.

Council President Lee held the public hearing, and nobody spoke.

Councilmember Warner and Councilmember Bolden-Simpson thanked petitioner Devereaux Peters for her work in bringing affordable housing to South Bend.

Councilmember Warner moved for the passage of Substitute Bill No. 25-39, 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>	

RESOLVE INTO THE COMMITTEE OF THE WHOLE

Councilmember Dr. Davis moved to resolve into the Committee of the Whole, which was seconded by Councilmember Niezgodski and carried via a vote by voice.

PUBLIC HEARINGS

BILL NO.

52-25

PUBLIC HEARING 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 1133 HARVEY STREET & 522 BLAINE AVENUE COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF SOUTH BEND, INDIANA

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

After the second (2nd) reading, Councilmember Dr. Davis stated that Bill No. 52-25 went before the Zoning and Annexation Committee and comes with a favorable recommendation.

Timothy Staub, Zoning Specialist, with offices on the fifth (5th) floor of City Hall, South Bend, IN 46601, shared the site plan for a proposed duplex on two (2) existing lots. He said the bill comes with a favorable recommendation from the Board of Zoning Appeals.

Bennett Bensman, Real Estate Manager with Affordable HomeMatters Indiana, 1704 Bellefontaine Street, Indianapolis, IN 46202, said the duplex design was chosen for this site to provide variety in the neighborhood.

Councilmember Warner held the public hearing, and nobody spoke.

Council President Lee moved to send Bill No. 52-25 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>	

Councilmember Warner entertained a motion to hear Bill Nos. 65-25 and 67-25 before hearing the finance bills.

Councilmember Dr. Davis moved to hear Bill Nos. 65-25 and 67-25, which was seconded by Councilmember Bolden-Simpson and carried via a vote by voice.

65-25

PUBLIC HEARING 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 second (2nd) reading.

After the second (2nd) reading, Councilmember Dr. Davis stated that Bill No. 65-25 went before the Zoning and Annexation Committee and comes with a favorable recommendation.

Mark Dellostritto, Zoning Specialist, with offices on the fifth (5th) floor of City Hall, South Bend, IN 46601, said the petitioner is requesting approval for retail space and a daycare center in a residential building. He said the bill comes with a favorable recommendation from the Board of Zoning Appeals.

Councilmember Ophelia Gooden-Rodgers asked about the other buildings in the development.

Sam Lima, Director of Planning with Kil Architecture and Planning, 1126 Lincolnway East, South Bend, IN 46601, said the development includes several walk-up buildings with accessible first (1st) floor units.

Councilmember Gooden-Rodgers asked about fire safety protocols for these buildings.

Sam Lima said the development will comply with all state requirements for fire safety and prevention.

Councilmember Gooden-Rodgers asked if the development will involve local contractors.

Sam Lima replied that contractors have not yet been hired, but they are considering a local general contractor.

Councilmember Warner added that the project is in preliminary stages and will return before the Redevelopment Commission. Councilmember Warner held the public hearing, and nobody spoke.

Council Vice President Rachel Tomas-Morgan expressed support for the project.

Council Vice President Tomas-Morgan moved to send Bill No. 65-25 to the Full Council with a favorable recommendation, which was seconded by Council President Lee 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>	

67-25

PUBLIC HEARING 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 second (2nd) reading.

After the second (2nd) reading, Councilmember Dr. Davis stated that Bill No. 67-25 went before the Zoning and Annexation Committee and comes with a favorable recommendation.

Timothy Staub showed images of the lot that the petitioner intends to develop as a recreation and entertainment venue. He showed a site plan and said the bill comes with a favorable recommendation from the Board of Zoning Appeals.

Riley Ellingsen, Development Project Manager with Earth Designs Real Estate, 530 East Lasalle Avenue, South Bend, IN 46617, gave an overview of the activity zones and vendors that would be part of the venue.

Council Vice President Tomas-Morgan asked when they expect to break ground.

Riley Ellingsen gave an estimated construction timeline.

Councilmember Warner held the public hearing, and nobody spoke.

Councilmember Dr. Davis moved to send Bill No. 67-25 to the Full Council with a favorable recommendation, which was seconded by Council President Lee and carried by a vote of eight (8) ayes with one (1) Councilmember absent.

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>Absent</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

THIRD READING 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 (SUBSTITUTE) (COUNCIL DISCUSSION ONLY)

Councilmember Warner announced that the public hearing for the bill has already been held, and this portion of the meeting is for Council discussion only.

Councilmember Niezgodski moved to accept Substitute Bill No. 56-25, which was seconded by Councilmember Gooden-Rodgers and carried via a vote by voice.

Councilmember Niezgodski thanked everyone who has been part of the budget process and said she will be supporting the bill.

Councilmember Dr. Davis thanked Councilmember Niezgodski for chairing the Personnel and Finance Committee and said he will be supporting the bill.

Councilmember Warner thanked Kyle Willis and Councilmember Niezgodski.

Council President Lee spoke about the 2026 budget and the City’s long-term financial outlook. He thanked Councilmember Niezgodski and Councilmember Karen L. White for their work on the Personnel and Finance Committee.

Council Vice President Tomas-Morgan thanked Kyle Willis and the Department of Innovation and Technology for engaging residents in the Build the Budget initiative.

Councilmember White said she will be supporting the bill and acknowledged that this has been a difficult budget year.

Councilmember Gooden-Rodgers thanked City employees and residents for their part in the process and commented on the impact of Indiana Senate Bill one (1).

Councilmember Bolden-Simpson echoed the support of other Councilmembers and thanked the public, Councilmember Niezgodski, and Kyle Willis.

Councilmember Warner spoke about residents’ need for property tax relief.

Kyle Willis, City Controller, with offices on the second (2nd) floor of City Hall, South Bend, IN 46601, thanked the Council and Department of Finance staff.

Councilmember Niezgodski moved to send Substitute Bill No. 56-25 to the Full Council with a favorable recommendation, which was seconded by Councilmember Dr. Davis and carried by a vote of eight (8) ayes with one (1) Councilmember absent.

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>Absent</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>	

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)

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

After the second (2nd) reading, Councilmember Niezgodski stated that Bill No. 57-25 went before the Personnel and Finance Committee and comes with a favorable recommendation.

Councilmember Warner announced that this is a public hearing only and no action will be taken on the bill until its third (3rd) reading on October 27, 2025.

Chris Kubaszak, Interim General Manager and Chief Executive Officer (CEO) of TRANSPO, 1401 South Lafayette Boulevard, South Bend, IN 46613, gave a PowerPoint presentation detailing the 2026 TRANSPO budget.

Councilmember Warner held the public hearing, and nobody spoke.

Councilmember Dr. Davis congratulated Chris Kubaszak on a successful audit.

59-25

PUBLIC HEARING 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 second (2nd) reading.

After the second (2nd) reading, Councilmember Niezgodski stated that Bill No. 59-25 went before the Personnel and Finance Committee and comes with a favorable recommendation.

Kyle Willis stated that this bill authorizes a three percent (3%) salary increase for Teamster employees in 2026.

Councilmember Warner held the public hearing, and nobody spoke.

Councilmember Niezgodski moved to send Bill No. 59-25 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>	

60-25

PUBLIC HEARING 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 (SUBSTITUTE)

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

Councilmember Dr. Davis moved to accept Substitute Bill No. 60-25, which was seconded by Councilmember Bolden-Simpson and carried via a vote by voice.

After the second (2nd) reading, Councilmember Niezgodski stated that Substitute Bill No. 60-25 went before the Personnel and Finance Committee and comes with a favorable recommendation.

Kyle Willis explained key provisions in the bill, including three (3) new positions, ten (10) higher-than-standard increases, and a two-thousand dollar (\$2,000) residency bonus. He noted the removal of duplicate and redundant positions from the substitute bill.

Councilmember Warner held the public hearing, and nobody spoke.

Council Vice President Tomas-Morgan thanked Kyle Willis for addressing her questions from the Committee hearing.

Councilmember Niezgodski moved to send Substitute Bill *No. 60-25* 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>	

61-25

PUBLIC HEARING 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 second (2nd) reading.

After the second (2nd) reading, Councilmember Niezgodski stated that Bill *No. 61-25* went before the Personnel and Finance Committee and comes with a favorable recommendation.

Kyle Willis stated that the bill authorizes a three percent (3%) salary increase for the Mayor.

Councilmember Warner held the public hearing, and nobody spoke.

Councilmember Dr. Davis moved to send Bill *No. 61-25* to the Full Council with a favorable recommendation, which was seconded by Councilmember Gooden-Rodgers 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>	

62-25

PUBLIC HEARING 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 second (2nd) reading.

After the second (2nd) reading, Councilmember Niezgodski stated that Bill *No. 62-25* went before the Personnel and Finance Committee and comes with a favorable recommendation.

Council President Canneth Lee, 1929 North Huey Street, South Bend, IN 46628, presented the Common Council salary table for 2026.

Councilmember Warner opened the public hearing.

Steve Francis, Juday Lake Drive, South Bend, IN 46635, spoke in favor of the bill, stating that Councilmembers do a lot of work for little compensation.

Councilmember Warner closed the public hearing.

Councilmember Gooden-Rodgers thanked Council President Canneth Lee.

Councilmember Dr. Davis moved to send Bill No. 62-25 to the Full Council with a favorable recommendation, which was seconded by Councilmember Niezgodski 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>	

Councilmember Niezgodski moved to hear Bill Nos. 63-25 and 64-25 together, which was seconded by Councilmember Dr. Davis and carried via a vote by voice.

63-25

PUBLIC HEARING 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

64-25

PUBLIC HEARING 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 Bill Nos. 63-25 and 64-25 to the Council for their second (2nd) reading.

After the second (2nd) reading, Councilmember Niezgodski stated that Bill Nos. 63-25 and 64-25 went before the Personnel and Finance Committee and both come with a favorable recommendation.

Clerk Tirado presented a salary table and stated that the bills authorize a three percent (3%) salary increase for the City Clerk and Clerk-appointed staff, respectively.

Councilmember Warner held a joint public hearing, and nobody spoke.

Councilmember Dr. Davis thanked Clerk Tirado for her work coordinating the move to the new City Hall.

Councilmember Niezgodski moved to send Bill No. 63-25 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>	

Council Vice President Tomas-Morgan moved to send Bill No. 64-25 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>	

66-25

PUBLIC HEARING 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 second (2nd) reading.

After the second (2nd) reading, Councilmember Niezgodski stated that Bill No. 66-25 went before the Personnel and Finance Committee and comes with a favorable recommendation.

Kyle Willis said the bill authorizes a four percent (4%) salary increase for members of the firefighters’ union.

Councilmember Warner held the public hearing, and nobody spoke.

Council President Lee moved to send Bill No. 66-25 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>	

68-25

PUBLIC HEARING 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

Bill No. 68-25 was tabled until October 27, 2025.

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 Niezgodski 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.

52-25

THIRD 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 1133 HARVEY STREET & 522 BLAINE AVENUE COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF SOUTH BEND, INDIANA

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. 52-25 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember White moved for the passage of Bill No. 52-25, which was seconded by Councilmember Gooden-Rodgers 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

THIRD READING 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
(SUBSTITUTE) (COUNCIL DISCUSSION ONLY)

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 Substitute Bill No. 56-25 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 Substitute Bill No. 56-25, 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>	

59-25

THIRD 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 third (3rd) reading.

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

Councilmember Warner stated that Bill No. 59-25 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember Dr. Davis moved for the passage of Bill No. 59-25, which was seconded by Councilmember Niezgodski 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>	

60-25

THIRD 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 (SUBSTITUTE)

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 Substitute Bill No. 60-25 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Council Vice President Tomas-Morgan moved for the passage of Substitute Bill No. 60-25, 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>	

61-25

THIRD 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 third (3rd) reading.

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

Councilmember Warner stated that Bill No. 61-25 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember Gooden-Rodgers moved for the passage of Bill No. 61-25, 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>	

62-25

THIRD 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 third (3rd) reading.

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

Councilmember Warner stated that Bill No. 62-25 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. 62-25, which was seconded by Councilmember Gooden-Rodgers 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>	

63-25

THIRD 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 third (3rd) reading.

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

Councilmember Warner stated that Bill No. 63-25 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember Gooden-Rodgers moved for the passage of Bill No. 63-25, 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>	

64-25

THIRD 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 third (3rd) reading.

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

Councilmember Warner stated that Bill No. 64-25 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember Dr. Davis moved for the passage of Bill No. 64-25, which was seconded by Councilmember Gooden-Rodgers 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>	

65-25

THIRD 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 third (3rd) reading.

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

Councilmember Warner stated that Bill No. 65-25 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Council Vice President Tomas-Morgan moved for the passage of Bill No. 65-25, 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>	

66-25

THIRD 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 third (3rd) reading.

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

Councilmember Warner stated that Bill No. 66-25 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember Gooden-Rodgers moved for the passage of Bill No. 66-25, 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>	

67-25

THIRD 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 third (3rd) reading.

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

Councilmember Warner stated that Bill No. 67-25 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember Dr. Davis moved for the passage of Bill No. 67-25, which was seconded by Councilmember Niezgodski 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>
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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>	

BILLS ON FIRST READING

BILL NO.

69-25

FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED 1011 HOWARD STREET 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. 69-25 to the Zoning and Annexation Committee for public hearing and third (3rd) reading on October 27, 2025.

Councilmember Dr. Davis moved to send Bill No. 69-25 to the Zoning and Annexation Committee for public hearing and third (3rd) reading on October 27, 2025, which was seconded by Councilmember Gooden-Rodgers and carried via a vote by voice.

UNFINISHED BUSINESS

Councilmember Dr. Davis announced that he and Councilmember Bolden-Simpson have been working with the residents of Lafayette Falls and will be holding a town hall meeting on Tuesday, October 21, 2025.

NEW BUSINESS

Council President Lee wished Councilmember Dr. Davis a happy birthday. He announced that the new City Hall officially opened today, and that the first meeting in the new Council Chambers will be held on November 10, 2025.

PRIVILEGE OF THE FLOOR

Trina Robinson, 914 Lincoln Way West, South Bend, IN 46616, spoke in support of Councilmember White.

Debra Walker, 639 Diamond Avenue, South Bend, IN 46628, spoke in support of Councilmember White.

Lamont Taylor, 619 Leland Avenue, South Bend, IN 46616, spoke in support of Councilmember White.

Aaron White, 614 Summit Drive, South Bend, IN 46619, spoke in support of Councilmember White.

ADJOURNMENT

Council President Lee adjourned the meeting at 8:44 P.M.