



# OFFICE OF THE CITY CLERK

## BIANCA L. TIRADO, CITY CLERK

---

### PUBLIC WORKS & PROPERTY VACATION

APRIL 28, 2025 4:25 P.M.

Committee Members Present:

Sheila Niezgodski, Troy Warner, Ophelia Gooden-Rodgers, Carl Littrell, Dr. Oliver Davis

Committee Members Absent:

Jason Piontek

Other Council Present:

Canneth Lee\*, Rachel Tomas Morgan, Karen L. White,

Others Present:

Bianca L. Tirado, Margaret Gotsch\*, Bob Palmer\*, Oliver Davis

Presenters:

Jenna Throw, Randy James

Agenda:

Bill No. 23-25 - Amending Chapter 6, Article 9, of the South Bend Municipal Code to Update the Regulations for Flood Damage Prevention

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

**Please note the attached link for the meeting recording:**

<https://docs.southbendin.gov/WebLink/browse.aspx?dbid=0&mediaid=395098>

Committee Chair Sheila Niezgodski called to order the Public Works and Property Vacation Committee meeting at 4:25 P.M.

### **Bill No. 23-25 - Amending Chapter 6, Article 9, of the South Bend Municipal Code to Update the Regulations for Flood Damage Prevention**

Committee Chair Niezgodski reminded the committee that two Mondays prior, there were updates on Bill No. 23-25.

---

INTEGRITY | SERVICE | ACCESSIBILITY

Matthew Neal  
DEPUTY CITY CLERK / DIRECTOR OF POLICY

Margaret Gotsch  
DIRECTOR OF SPECIAL PROJECTS

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT

455 County-City Building | 227 W. Jefferson Blvd. | South Bend, Indiana 46601 | p. 574.235.9221 | f. 574.235.9173 | www.southbendin.gov



The presentation revolved around proposed revisions to the Floodplain Regulations, required by FEMA and the Indiana DNR to allow the City to participate in the National Flood Insurance Program, as similar ordinances have been adopted by the County in other municipalities.

City Attorney Jenna Throw, with offices on the twelfth (12<sup>th</sup>) floor of the County-City Building, South Bend, IN 46601, presented the intent of the Ordinance, which would include new regulations that expand definitions, provide requirements for a Floodplain Development Permit, requirements for critical facilities (e.g., hospitals), provisions to reduce flood hazards, detailed enforcement provisions, incorporate a formal appeals process, and establish a more detailed, structured, and enforceable framework for managing flood risks.

Randy James, Building Commissioner, with offices at 125 South Lafayette Boulevard, Suite 100, South Bend, IN 46601, stated that the Floodplain Development permit has been in place, so the City has been doing these things, but the new ordinance enforces a more structured framework.

Committee Chair Niezgodski asked if there were currently 64 participants under the Flood Insurance program, to which Randy James confirmed.

Randy James stated that under the current Flood Insurance program, they are providing eighteen (18) million dollars worth of coverage in the City. So, if the Ordinance is not adopted, those 64 citizens would fall off and have to pay exorbitant amounts for flood insurance.

Council Chair Niezgodski reminded those present that the program is FEMA-mandated, and the submissions went through five (5) state approvals with the Indiana DNR before this evening’s presentation, making the provided document acceptable should it be voted on favorably and brought down state. It is believed that the City is the last municipality to adopt the new Ordinance.

Committee Vice-Chair Ophelia Gooden-Rodgers asked what parts of the Ordinance were updated.

Attorney Jenna Throw confirmed that, because the model ordinance from the Indiana DNR included such detailed requirements, Bill No. 23-25 was presented as a repeal and replacement of the former Chapter 6, Article 9.

Committee Chair Niezgodski held the public hearing, and nobody spoke.

Committee Vice-Chair Gooden-Rodgers gave a favorable recommendation for Bill No. 23-25 to be sent to the Committee of the Whole, which was seconded by Committee Member Dr. Oliver Davis and carried by a vote of five (5) ayes, with one (1) Committee Member absent.

Committee Chair Sheila Niezgodski - <i>Aye</i>	Committee Vice-Chair Ophelia Gooden-Rodgers – <i>Aye</i>
Committee Member Troy Warner - <i>Aye</i>	Committee Member Dr. Oliver Davis – <i>Aye</i>
Citizen Member Carl Littrell - <i>Aye</i>	Citizen Member Jason Piontek – <i>Absent</i>

With no further business, Committee Chair Shiela Niezgodski adjourned the Public Works and Property Vacation Committee meeting at 4:33 P.M.



Respectfully Submitted,

A handwritten signature in cursive script that reads "Sheila Niezgodski".

Sheila Niezgodski, Committee Chair

**NOTICE FOR HEARING AND SIGHT**  
**IMPAIRED PERSONS**

**Auxiliary Aid or Other Services may be Available  
upon Request at No Charge.  
Please give Reasonable Advance Request  
when Possible**