

REPORT OF SUB-COMMITTEE ON MINUTES

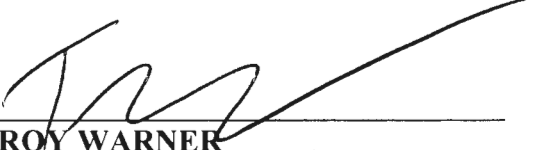
TO THE COMMON COUNCIL OF THE CITY OF SOUTH BEND:

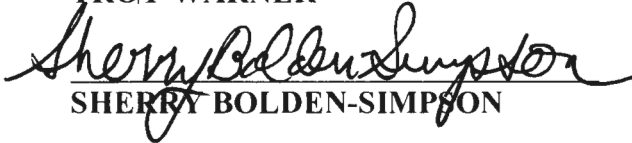
THE SUB-COMMITTEE HAS INSPECTED THE MINUTES OF THE

DATE: 05-28-2025

MEETING OF THE COUNCIL AND FOUND THEM TO BE CORRECT.

THEREFORE, WE RECOMMEND THE SAME BE APPROVED:

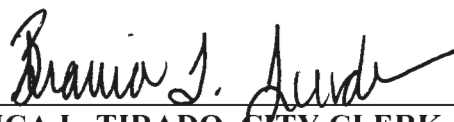


TROY WARNER


SHERRY BOLDEN-SIMPSON

APPROVED BY THE COMMON COUNCIL ON: 06-23-2025

ATTEST:



BIANCA L. TIRADO, CITY CLERK

Be it remembered that the Common Council of the City of South Bend, Indiana, met in person on Wednesday, May 28, 2025, at 7:00 P.M. Council President Canneth Lee called the meeting to order. The invocation was given by Pastor Daniel Cho of First Presbyterian Church, and Pledge to the Flag was given.

City Clerk Bianca L. Tirado announced: Good Evening, members of the public. For audio quality, we will be muting everyone not speaking by default to maintain good audio quality for the Council and yourselves. If you would like to speak during the meeting on a specific agenda item, please submit your request in the chat - directions to do so are in the chat. We ask that you provide your [FULL NAME] and [ADDRESS], as those are required for all speakers at in-person Council meetings.

Please note the attached link for the meeting recording:

<https://docs.southbendin.gov/WebLink/browse.aspx?dbid=0&mediaid=395776>

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* (<i>Arrived Late</i>)	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
Matthew Neal	Deputy Director of Policy
Margaret Gotsch	Director of Special Projects
Bob Palmer	Council Attorney

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

SUB-COMMITTEE ON MINUTES:

May 12, 2025

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

Clerk Tirado stated that the Sub-Committee on Minutes inspected the May 12, 2025 Common Council meeting minutes and recommend they be approved.

Councilmember Dr. Oliver Davis moved to approve the May 12, 2025 Common Council meeting minutes, which was seconded by Councilmember Sherry Bolden-Simpson and carried by eight (8) ayes.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Rachel Tomas Morgan – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Absent</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>	

SPECIAL BUSINESS

None.

REPORTS FROM CITY OFFICES

None.

PUBLIC HEARINGS

None.

BILLS ON THE THIRD READING

None

RESOLUTIONS

25-27

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROVING THE ISSUANCE OF SCRAP METAL/JUNK DEALERS/RECYCLING OPERATIONS LICENSE FOR CALENDAR YEAR 2025 PURSUANT TO SECTION 4-51 OF THE SOUTH BEND MUNICIPAL CODE (SUBSTITUTE)

Clerk Tirado read the resolution to the Council.

Councilmember Dr. Oliver Davis moved to Substitute Bill No. 25-27 for consideration by the Council, which was seconded by Council Vice-President Rachel Tomas Morgan and carried by a vote of eight (8) ayes.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Rachel Tomas Morgan – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Absent</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 stated Bill No. 25-27 was heard in the Community Investment Committee and comes to the Full Council with a favorable recommendation.

Council President Lee requested that the petitioner(s) state their name and address.

Michelle Adams, Department of Community Investment, with offices on the 14th floor of the County-City Building, South Bend, IN, 46601, stated that Bill No. 25-27 is a resolution that would approve a scrap metal dealer license renewal per section 4-51 of the Municipal Code for Alternative 2, LLC, located at 700 West Chippewa Avenue, South Bend, IN 46614, which has been active for sixteen (16) years. At that time, Bill No. 25-27 was tabled because a question had arisen about the status of their business license, which has since been resolved with the Indiana Secretary of State. Michelle Adams stated that her Department will also check this in the future with every scrap metal dealer applicant to ensure that their status is active.

Councilmember Dr. Davis asked if a dissolution of a corporation affects the zoning status. Councilmember Dr. Davis also mentioned that Stevie’s Enterprises, Inc., which was approved by resolution in April, 2025, has been administratively dissolved, as well.

Michelle Adams stated that corporate dissolution does not affect zoning or the renewal process. The Department will be checking on the status of Stevie’s Enterprises, Inc, and will be checking the status of all applicants moving forward. Additionally, requiring an active corporate license is something that can be added to the scrap metal ordinance.

Councilmember Dr. Davis stated that he will consult with the Council Attorney regarding his concerns.

Vice-President Rachel Tomas Morgan asked Michelle Adams to recap a portion of her presentation from the Community Investment Committee meeting.

Michelle Adams stated that most businesses are not aware that when they file for incorporation that they must renew bi-annually, and she has begun a process to remind local businesses of this requirement.

Vice-President Tomas Morgan expressed her thanks.

Councilmember Dr. Davis asked if a corporation fails to be properly licensed, should the Council act.

Council Attorney Robert Palmer noted the Council has done nothing historically in these situations.

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

Councilmember Sharon McBride moved for the passage of Substitute Bill No. 25-27, which was seconded by Councilmember Troy Warner 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>	

25-31

A RESOLUTION OF THE SOUTH BEND
COMMON COUNCIL APPOINTING DR. DÉ
BRYANT TO A ONE YEAR TERM AS A
MEMBER OF THE COMMUNITY POLICE
REVIEW BOARD

Clerk Tirado read the resolution to the Council.

Councilmember Ophelia Gooden-Rodgers stated Bill No. 25-31 was heard in the Community Relations Committee and comes to the Full Council with a favorable recommendation.

Canneth Lee, Council President, with offices on the fourth (4th) floor of the County-City Building, South Bend, IN 46601, stated that Bill No. 25-31 is a resolution regarding the Community Police Review Board (CPRB), which was approved at the last Council meeting but a vacancy on the board remained. Council President Lee thanked Councilmember Dr. Davis for identifying Dr. Dé Bryant as a member of the CPRB for a one-year (1) term.

Councilmember Dr. Davis expressed his gratitude.

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

Councilmember Dr. Davis moved for the passage of Bill No. 25-31, 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>	

BILLS ON FIRST READING

BILL NO.

31-25

FIRST READING ON AN ORDINANCE OF THE
COMMON COUNCIL OF THE CITY OF SOUTH
BEND, INDIANA, AMENDING THE ZONING
ORDINANCE FOR PROPERTY LOCATED 314
WEST CHIPPEWA AVENUE COUNCILMANIC
DISTRICT NO. 5 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. 31-25 to the South Bend Area Plan Commission for public hearing on June 16, 2025, and to the Zoning and Annexation Committee for public hearing and third (3rd) reading on June 23, 2025.

Councilmember Dr. Davis moved to send Bill No. 31-25 to the South Bend Area Plan Commission for public hearing on June 16, 2025, and to the Zoning and Annexation Committee for public hearing and third (3rd) reading on June 23, 2025, which was seconded by Councilmember McBride and carried by 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>	

BILL NO.

32-25

FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED 1037 WEST COLFAX AVENUE 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. 31-25 to the South Bend Area Plan Commission for public hearing on June 16, 2025, and to the Zoning and Annexation Committee for public hearing and third (3rd) reading on June 23, 2025.

Councilmember McBride moved to send Bill No. 31-25 to the South Bend Area Plan Commission for public hearing on June 16, 2025, and to the Zoning and Annexation Committee for public hearing and third (3rd) reading on June 23, 2025, which was seconded by Councilmember Dr. Davis and carried by 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>	

UNFINISHED BUSINESS

None

NEW BUSINESS

Councilmembers had an open discussion regarding the CPRB and the need for the members to be fully trained and aware of their responsibilities to conduct open meetings. The Council agreed to consider the amount of time needed for training new members of the CPRB.

Councilmember Shiela Niezgodski recognized the ninety-ninth (99th) annual Memorial Day Parade on South Bend’s West Side.

President Lee recognized that South Bend is celebrating its One-Hundredth and Sixtieth (160th) birthday, and there will be events planned throughout the year.

President Lee also noted that the Far Northwest Neighborhood Association will be meeting on Monday at the Kingdom Christian Center, 2010 Elwood, at 6:00 P.M., and staff will be present to answer questions.

PRIVILEGE OF THE FLOOR

Logan Foster, 1138 College Street, South Bend, IN 46628, spoke regarding the South Bend Municipal Code and Council complaints.

Teresa Phillips, 2020 North Meade Street, South Bend IN 46628, spoke regarding neighborhood complaints.

Lillie Chandler, 2513 Bergen Street, South Bend, IN 46628, spoke regarding neighborhood complaints.

Clara Cotton, 2407 Bergen Street, South Bend, IN 46628, spoke regarding neighborhood complaints.

Emma James, 2525 Bergen Street, South Bend, IN 46628, spoke regarding neighborhood complaints.

Sarah Foster, 1138 College Street, South Bend, IN 46628, spoke regarding neighborhood safety.

Chris Eberly, 609 Walden Street East, South Bend, IN 46614, spoke regarding neighborhood safety and lack of sidewalks.

Councilmember Karen L. White stated that every human deserves to live in a safe, clean environment, and what we have heard regarding Bergen Street is unacceptable. Councilmember White attended a meeting and heard concerns.

President Lee stated that the Kingdom Christian Center opened its door for the residents of Bergen Street on May 5, 2025, to hear concerns and to address issues. Since then, they have been working with Code Enforcement and other City Departments.

Councilmember Niezgodski thanked Councilmember White for attending the meeting.

Councilmember Gooden-Rodgers expressed concern about the problems on Bergen Street and thanked the residents for producing solutions.

Councilmember Sherry Bolden-Simpson spoke about grants from the Safe Routes to School Project, which will address the concerns about sidewalks.

ADJOURNMENT

Council President Canneth Lee adjourned the meeting at 7:51 P.M.