

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: 11-24-2025

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: 12-08-2025

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, November 24th, 2025, at 7:00 P.M. Council President Canneth Lee called the meeting to order. The invocation was given by Pastor Doug Neal, 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=401889>

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
Troy Warner	4 th District, Committee of the Whole
Sherry Bolden-Simpson	5 th District
Sheila Niezgodski	6th District
Karen L. White	At-Large
Dr. Oliver Davis	At-Large
Rachel Tomas Morgan	At-Large, Vice President

COUNCILMEMBERS ABSENT

Sharon L. McBride	3 rd District
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OTHERS PRESENT

Bianca 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:

November 10, 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 November 10, 2025 Common Council meeting minutes and recommend they be approved.

Councilmember Troy Warner moved to approve the November 10, 2025 Common Council meeting minutes, which was seconded by Councilmember Dr. Oliver Davis and carried via a vote by voice.

SPECIAL BUSINESS

None.

REPORTS FROM CITY OFFICES

None.

RESOLVE INTO THE COMMITTEE OF THE WHOLE

Councilmember Sherry Bolden-Simpson 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.

45-25

A READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, ANNEXING TO AND BRINGING WITHIN THE CITY LIMITS OF SOUTH BEND, INDIANA, AND AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED IN CLAY TOWNSHIP, CONTIGUOUS THEREWITH; COUNCILMANIC DISTRICT NO. 4, FOR 54528, 54550, 54570, 54606, 54610, 54638, 54650 WILLIS AVENUE, SOUTH BEND, INDIANA (COUNCIL ACTION ONLY)

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

After the second (2nd) reading, Councilmember Warner stated that the public hearing for Bill No. 45-25 was already held, and tonight’s reading is for Council action only.

Councilmember Dr. Davis moved to send Bill No. 45-25 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>	

69-25

PUBLIC HEARING 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 second (2nd) reading.

After the second (2nd) reading, Councilmember Dr. Davis stated that Bill No. 69-25 went before the Zoning and Annexation Committee and comes with a favorable recommendation.

Tim Staub, Zoning Specialist, with offices on the fifth (5th) floor of City Hall, South Bend, IN 46601, gave a PowerPoint presentation on the bill. He said the petitioner wants to rezone the property from neighborhood center to urban neighborhood one (1).

Angela Smith, JPR Associates, 325 South Lafayette Boulevard, South Bend, IN 46601, said the property was originally upzoned for the University of Notre Dame law clinic. Since the law clinic was built elsewhere, they want to return the property to its original zoning district. She said four (4) single family homes will be built on the property.

Councilmember Warner held the public hearing, and nobody spoke. Councilmember Warner expressed support for the bill.

Council Vice President Rachel Tomas Morgan moved to send Bill No. 69-25 to the Full Council with a favorable recommendation, which was seconded by Councilmember Ophelia Gooden-Rodgers 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>	
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73-25

PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED 725 WEST LASALLE 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. 73-25 went before the Zoning and Annexation Committee and comes with a favorable recommendation.

Tim Staub gave a PowerPoint presentation on the bill. He said the City identified an unzoned parcel while cleaning up right-of-way lines. It will be zoned the same way as the adjacent lots.

Councilmember Bolden-Simpson asked if they plan to build on the lot.

Tim Staub said the parcel is just being zoned, and there are no plans for development at this time.

Councilmember Warner held the public hearing, and nobody spoke.

Council President Lee moved to send Bill No. 73-25 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>	

RISE AND REPORT

Councilmember Gooden-Rodgers moved to rise from the Committee of the Whole and report back to the Full Council, which was seconded by Councilmember Bolden-Simpson 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.

45-25

THIRD READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, ANNEXING TO AND BRINGING WITHIN THE CITY LIMITS OF SOUTH BEND, INDIANA, AND AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED IN CLAY TOWNSHIP, CONTIGUOUS THEREWITH; COUNCILMANIC DISTRICT NO. 4, FOR 54528, 54550, 54570, 54606, 54610, 54638, 54650 WILLIS AVENUE, 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. 45-25 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. 45-25, 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>	

69-25

THIRD 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 third (3rd) reading.

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

Councilmember Warner stated that Bill No. 69-25 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember Warner moved for the passage of Bill No. 69-25, which was seconded by Councilmember Bolden-Simpson 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>	

73-25

THIRD READING ON AN ORDINANCE OF THE
COMMON COUNCIL OF THE CITY OF SOUTH
BEND, INDIANA, AMENDING THE ZONING
ORDINANCE FOR PROPERTY LOCATED 725
WEST LASALLE 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. 73-25 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. 73-25, which was seconded by Councilmember Bolden-Simpson 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>	
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RESOLUTIONS

None.

BILLS ON FIRST READING

BILL NO.

74-25 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 1005 WHITE OAK DR 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. 74-25 to the Zoning and Annexation Committee for public hearing and third (3rd) reading on December 8, 2025.

Councilmember Bolden-Simpson moved to send Bill No. 74-25 to the Zoning and Annexation Committee for public hearing and third (3rd) reading on December 8, 2025, which was seconded by Councilmember Dr. Davis and carried via a vote by voice.

75-25 FIRST 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 \$2,098,300 FROM THE GENERAL FUND (#101), \$625,608 FROM THE MOTOR VEHICLE HIGHWAY FUND (#202), \$2,000 FROM THE GIFT, DONATION, BEQUEST FUND (#217), \$20,000 FROM THE LAW ENFORCEMENT CONTINUING EDUCATION FUND (#220), \$4,166 FROM THE COVID-19 RESPONSE FUND (#264), \$30,000 FROM THE MVH RESTRICTED FUND (#266), \$18,099 FROM THE INNOVATION & TECHNOLOGY FUND (#279), \$116,800 FROM THE MORRIS PERFORMING ARTS CENTER CAPITAL FUND (#416), \$255,000 FROM THE PARKING GARAGES FUND (#601), \$365,000 FROM THE SOLID WASTE OPERATIONS FUND (#610), \$236,000 FROM THE WATER WORKS OPERATIONS FUND (#620), \$362,000 FROM THE WATER WORKS CAPITAL FUND (#622), \$75,000 FROM THE SEWAGE WORKS OPERATIONS FUND (#641), \$400,000 FROM THE SEWAGE WORKS CAPITAL FUND (#642), \$2,500 FROM THE PROJECT RELEAF FUND (#655), \$150,000 FROM THE POLICE PENSION FUND (#702), AND \$17,820 FROM THE UNEMPLOYMENT COMPENSATION FUND (#713)

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

Council President Lee entertained a motion to send Bill No. 75-25 to the Personnel and Finance Committee for public hearing and third (3rd) reading on December 8, 2025.

Councilmember Dr. Davis moved to send Bill No. 75-25 to the Personnel and Finance Committee for public hearing and third (3rd) reading on December 8, 2025, which was seconded by Councilmember Bolden-Simpson and carried via a vote by voice.

76-25 FIRST 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 first (1st) reading.

Council President Lee entertained a motion to send Bill No. 76-25 to the Personnel and Finance Committee for public hearing and third (3rd) reading on December 8, 2025.

Councilmember Gooden-Rodgers moved to send Bill No. 76-25 to the Personnel and Finance Committee for public hearing and third (3rd) reading on December 8, 2025, which was seconded by Councilmember Dr. Davis and carried via a vote by voice.

77-25 FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING ORDINANCE NO. 11233-25, WHICH FIXES MAXIMUM SALARIES AND WAGES OF APPOINTED OFFICERS AND NON-BARGAINING EMPLOYEES OF EXECUTIVE DEPARTMENTS OF THE CITY OF SOUTH BEND FOR CALENDAR YEAR 2026, TO ADD A POSITION IN THE HUMAN RIGHTS COMMISSION, UPDATE SALARIES FOR CERTAIN POSITIONS IN PUBLIC WORKS, VENUES PARKS & ARTS, AND ADMINISTRATION & FINANCE, REMOVE CERTAIN POSITIONS IN PUBLIC WORKS, VENUES PARKS & ARTS, AND ADMINISTRATION & FINANCE, AND ADD POSITIONS IN PUBLIC WORKS INADVERTENTLY OMITTED FROM THE 2026 SALARY ORDINANCE

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

Council President Lee entertained a motion to send Bill No. 77-25 to the Personnel and Finance Committee for public hearing and third (3rd) reading on December 8, 2025.

Councilmember Bolden-Simpson moved to send Bill No. 77-25 to the Personnel and Finance Committee for public hearing and third (3rd) reading on December 8, 2025, which was seconded by Councilmember Gooden-Rodgers and carried via a vote by voice.

78-25 FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING CHAPTER 14, ARTICLE 15, SECTION 14-175 TO INCREASE THE AMOUNT OF SOUTH BEND POLICE OFFICER TIME INCLUDED AS AN ABSORBED EXPENSE FOR A SPECIAL EVENT

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

Council President Lee entertained a motion to send Bill No. 78-25 to the Health and Public Safety Committee for public hearing and third (3rd) reading on December 8, 2025.

Councilmember Warner moved to send Bill No. 78-25 to the Health and Public Safety Committee for public hearing and third (3rd) reading on December 8, 2025, which was seconded by Councilmember Gooden-Rodgers and carried via a vote by voice.

79-25

FIRST READING ON AN ORDINANCE OF COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING AND REPLACING ORDINANCE NO. 11237-25 IN ITS ENTIRETY TO FIX 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, AND TO ESTABLISH ONE NEW FULL-TIME POSITION

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

Council President Lee entertained a motion to send Bill No. 79-25 to the Personnel and Finance Committee for public hearing and third (3rd) reading on December 8, 2025.

Councilmember Niezgodski moved to send Bill No. 79-25 to the Personnel and Finance Committee for public hearing and third (3rd) reading on December 8, 2025, which was seconded by Councilmember Gooden-Rodgers and carried via a vote by voice.

UNFINISHED BUSINESS

Councilmember Bolden-Simpson announced there will be a Utilities Committee meeting tomorrow, November 25, 2025. She spoke about her recent meeting with the Twyckenham Hills neighborhood association, and gave a reminder about the Lafayette Falls town hall meeting on December 2, 2025.

NEW BUSINESS

Council President Lee spoke about the impact of the City's donation to the Food Bank of Northern Indiana and wished all residents a happy Thanksgiving.

PRIVILEGE OF THE FLOOR

Council President Lee held privilege of the floor, and nobody spoke.

ADJOURNMENT

Council President Lee adjourned the meeting at 7:30 P.M.