

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: 07-13-2026

MEETING OF THE COUNCIL AND FOUND THEM TO BE CORRECT.

THEREFORE, WE RECOMMEND THE SAME BE APPROVED:


SHERRY BOLDEN-SIMPSON


RACHEL TOMAS MORGAN

APPROVED BY THE COMMON COUNCIL ON: 07-27-2026

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, July 13th, 2026, at 7:00 P.M. Council President Canneth Lee called the meeting to order. The invocation was given by Council President Lee, 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=411086>

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, Committee of the Whole
Sharon L. McBride	3 rd District
Dr. Heidi Beidinger	4 th District
Sherry Bolden-Simpson	5 th District
Sheila Niezgodski	6 th District, Vice President
Dr. Oliver Davis	At-Large
Rachel Tomas Morgan	At-Large
Karen L. White	At-Large

COUNCILMEMBERS ABSENT

None

OTHERS PRESENT

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

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

SUB-COMMITTEE ON MINUTES:

June 22, 2026

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

City Clerk Bianca Tirado stated that the Sub-Committee on Minutes inspected the June 22, 2026, Common Council meeting minutes and recommend they be approved.

Councilmember Dr. Oliver Davis moved to approve the June 22, 2026, 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.

RESOLVE INTO THE COMMITTEE OF THE WHOLE

Councilmember Sharon McBride moved to resolve into the Committee of the Whole, which was seconded by Council Vice President Sheila Niezgodski and carried via a vote by voice.

PUBLIC HEARINGS

BILL NO.30-26

PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED AT 223 SOUTH SCOTT STREET, 227 SOUTH SCOTT STREET, 705 WEST WAYNE STREET, 711 WEST WAYNE STREET, 713 WEST WAYNE STREET, 717 WEST WAYNE STREET, 723 WEST WAYNE STREET, 725 WEST WAYNE STREET, 729 WEST WAYNE STREET, AND 710 HOOSE COURT COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF SOUTH BEND, INDIANA (SUBSTITUTE)

Council Vice President Niezgodski moved to accept Substitute Bill No. 30-26, which was seconded by Councilmember Rachel Tomas Morgan and carried via a vote by voice.

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

After the second (2nd) reading, Councilmember Dr. Davis stated that Substitute Bill No. 30-26 went before the Zoning and Annexation Committee and comes with a favorable recommendation, with no written commitments.

Mark Dellostritto, Zoning Specialist, with offices on the fifth (5th) floor of City Hall, South Bend, IN 46601, presented the bill. He said the petitioner, South Bend Heritage, is requesting to rezone these parcels from urban neighborhood one (U1) to urban neighborhood two (U2). He showed the proposed site plan with five (5) duplexes and stated that the petitioner is also considering building a cottage court. He noted that the zoning map from the approved Near West Side Neighborhood Plan shows all of these properties going to U2. He stated that any development would comply with U2 zoning requirements, which include a limit of four (4) units per lot and a maximum building height of thirty-five (35) feet or two-point-five (2.5) stories. He acknowledged the concerns about parking and water pressure that were brought up during previous public hearings. He said the Department of Public Works conducted testing and confirmed that the water utility infrastructure can support U2-level density. He added that the zoning staff believe there is adequate street parking, and the petitioner is considering adding parking pads on these lots.

Chris Godlewski, Abonmarche Consultants, 315 West Jefferson Boulevard, South Bend, IN 46601, spoke on behalf of the petitioner. He restated the petitioner's intention to build attached family housing with parking pads. He noted that utilities are adequate in the area, and the U2 zoning designation will allow for three (3) to four (4) attached units on each parcel. He said they feel the request is fitting, since the neighborhood plan has these parcels slated for U2 zoning.

Councilmember Dr. Davis said he has no questions, thanking the zoning staff and petitioner for their follow-up communication addressing his previous concerns about the bill. He spoke about the changes that were made between the bill's Plan Commission hearing and its first (1st) Zoning and Annexation Committee hearing. He asked the zoning staff to keep Council informed of any changes that are made between Plan Commission hearings and Zoning and Annexation Committee hearings going forward.

Councilmember Ophelia Gooden-Rodgers held the public hearing, and nobody spoke.

Councilmember Dr. Davis thanked Councilmember Tomas Morgan for taking the time to investigate the issue and expressed appreciation for her comments during the Committee meeting.

Council President Lee expressed gratitude for the petitioner bringing more affordable housing to the First (1st) District.

Councilmember Tomas Morgan echoed Council President Lee's gratitude for more housing, noting that these parcels have been vacant for a long time. She expressed appreciation for the Committee discussion and the zoning staff's efforts to improve their processes and enhance communication with Council.

Councilmember Dr. Davis moved to send Substitute Bill No. 30-26 to the Full Council with a favorable recommendation, with no written commitments. The motion 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 Sheila Niezgodski – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride – <i>Aye</i>
Councilmember Dr. Heidi Beidinger – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Aye</i>
Councilmember Rachel Tomas Morgan – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

38-26

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 2404 WEST WESTERN AVENUE COUNCILMANIC DISTRICT NO. 6 IN THE CITY OF SOUTH BEND, INDIANA

Bill No. 38-26 was tabled until August 10, 2026.

RISE AND REPORT

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

30-26

THIRD READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED AT 223 SOUTH SCOTT STREET, 227 SOUTH SCOTT STREET, 705 WEST WAYNE STREET, 711 WEST WAYNE STREET, 713 WEST WAYNE STREET, 717 WEST WAYNE STREET, 723 WEST WAYNE STREET, 725 WEST WAYNE STREET, 729 WEST WAYNE STREET, AND 710 HOOSE COURT COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF SOUTH BEND, INDIANA
(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 Gooden-Rodgers stated that Substitute Bill No. 30-26 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 Substitute Bill No. 30-26, 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 Sheila Niezgodski – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride – <i>Aye</i>

Councilmember Dr. Heidi Beidinger – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Aye</i>
Councilmember Rachel Tomas Morgan – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

RESOLUTIONS

None.

BILLS ON THE FIRST READING

BILL NO.

39-26 FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, REPEALING CHAPTER 5 OF THE SOUTH BEND MUNICIPAL CODE ENTITLED RESPONSIBLE ANIMAL AND PET OWNERSHIP CARE AND CONTROL REGULATIONS, AND REPLACING IT WITH A NEW CHAPTER 5 ENTITLED ANIMAL CARE REGULATIONS AND WELFARE ENFORCEMENT

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

Council President Lee entertained a motion to send Bill No. 39-26 to the Health and Public Safety Committee for discussion on July 27, 2026, and for public hearing and third (3rd) reading on August 10, 2026.

Council Vice President Niezgodski moved to send Bill No. 39-26 to the Health and Public Safety Committee for discussion on July 27, 2026, and for public hearing and third (3rd) reading on August 10, 2026. The motion was seconded by Councilmember Bolden-Simpson and carried via a vote by voice.

40-26 FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING SECTION 16-53 OF THE SOUTH BEND MUNICIPAL CODE REGARDING CONDITIONS CONSTITUTING PUBLIC NUISANCES

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

Council President Lee entertained a motion to send Bill No. 40-26 to the Residential Neighborhoods Committee for public hearing and third (3rd) reading on July 27, 2026.

Councilmember Gooden-Rodgers moved to send Bill No. 40-26 to the Residential Neighborhoods Committee for public hearing and third (3rd) reading on July 27, 2026, which was seconded by Council Vice President Niezgodski and carried via a vote by voice.

41-26 FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING CHAPTER 20, ARTICLE 3 OF THE SOUTH BEND MUNICIPAL CODE TO UPDATE DEFINITIONS, PROCEDURES, AND ENFORCEMENT PROVISIONS RELATING TO ABANDONED VEHICLES

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

Council President Lee entertained a motion to send Bill No. 41-26 to the Residential Neighborhoods Committee for public hearing and third (3rd) reading on July 27, 2026.

Council Vice President Niezgodski moved to send Bill No. 41-26 to the Residential Neighborhoods Committee for public hearing and third (3rd) reading on July 27, 2026, which was seconded by Councilmember McBride and carried via a vote by voice.

42-26

FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING SECTION 20-84 OF THE SOUTH BEND MUNICIPAL CODE CONCERNING IMPROPER VEHICLE PARKING

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

Council President Lee entertained a motion to send Bill No. 42-26 to the Residential Neighborhoods Committee for public hearing and third (3rd) reading on July 27, 2026.

Councilmember Bolden-Simpson moved to send Bill No. 42-26 to the Residential Neighborhoods Committee for public hearing and third (3rd) reading on July 27, 2026, which was seconded by Council Vice President Niezgodski and carried via a vote by voice.

43-26

FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING CHAPTER 20, ARTICLE 11 OF THE SOUTH BEND MUNICIPAL CODE REGARDING THE PARKING OF LARGE VEHICLES

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

Council President Lee entertained a motion to send Bill No. 43-26 to the Residential Neighborhoods Committee for public hearing and third (3rd) reading on July 27, 2026.

Councilmember Bolden-Simpson moved to send Bill No. 43-26 to the Residential Neighborhoods Committee for public hearing and third (3rd) reading on July 27, 2026, which was seconded by Council Vice President Niezgodski and carried via a vote by voice.

44-26

FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED AT 1737 OBRIEN STREET COUNCILMANIC DISTRICT NO. 1 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. 44-26 to the Plan Commission for public hearing on July 20, 2026, and to the Zoning and Annexation Committee for public hearing and third (3rd) reading on July 27, 2026.

Councilmember McBride moved to send Bill No. 44-26 to the Plan Commission for public hearing on July 20, 2026, and to the Zoning and Annexation Committee for public hearing and third (3rd) reading on July 27, 2026. The motion was seconded by Councilmember Bolden-Simpson and carried via a vote by voice.

45-26

FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED AT 203 JOHNSON STREET, 207 JOHNSON STREET, 213 JOHNSON STREET, 215 JOHNSON STREET, 2013 ORANGE STREET, AND 2014 PARALLEL STREET 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. 45-26 to the Plan Commission for public hearing on July 20, 2026, and to the Zoning and Annexation Committee for public hearing and third (3rd) reading on July 27, 2026.

Council Vice President Niezgodski moved to send Bill No. 45-26 to the Plan Commission for public hearing on July 20, 2026, and to the Zoning and Annexation Committee for public hearing and third (3rd) reading on July 27, 2026. The motion was seconded by Councilmember Gooden-Rodgers and carried via a vote by voice.

46-26

FIRST READING ON AN ORDINANCE OF THE
COMMON COUNCIL OF THE CITY OF SOUTH
BEND, INDIANA, AMENDING SECTION 4-61
OF THE SOUTH BEND MUNICIPAL CODE
REGARDING TAXICAB LICENSING AND
OPERATIONS AND PROVIDING FOR THE
EXTENSION OF CURRENT LICENSES

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

Council President Lee entertained a motion to send Bill No. 46-26 to the Community Investment Committee for public hearing and third (3rd) reading on July 27, 2026.

Councilmember McBride moved to send Bill No. 46-26 to the Community Investment Committee for public hearing and third (3rd) reading on July 27, 2026, which was seconded by Councilmember Dr. Davis and carried via a vote by voice.

UNFINISHED BUSINESS

Councilmember Dr. Davis spoke about attending a recent Lafayette Falls Neighborhood Association meeting with Councilmember Bolden-Simpson. He said they are still having issues with construction vehicles on the streets, and there is a new concern regarding their fire station.

Councilmember Bolden-Simpson explained that when the new development in Lafayette Falls is complete, the number of housing units will exceed what can be covered by the fire station on York Road. She said she will confer with Council Attorney Bob Palmer about establishing a mutual aid agreement with Centre Township.

Councilmember Dr. Davis said they will be seeking an agreement with Centre Township and a construction road.

Councilmember Bolden-Simpson elaborated on the urgent need for a construction road into Lafayette Falls, noting that the heavy construction equipment has been damaging the streets and curbs in the subdivision.

Councilmember Dr. Davis thanked Mary McAfee for her work supporting the Lafayette Falls Neighborhood Association.

Councilmember Bolden-Simpson congratulated the Twyckenham Hills Neighborhood Association for receiving a grant for a pocket park. She announced that they will be installing the park on Saturday, July 18 from 10:00 A.M. to 2:00 P.M.

Council Vice President Niezgodski announced that there will be a Sixth (6th) District cleanup in the area around St. Adalbert's Church on Friday, July 24 from 9:00 A.M. to 12:00 P.M., with volunteers meeting in the parking lot across from the church. She also announced that St. Adalbert's will hold a celebration mass for their one-hundredth (100th) anniversary on Monday, August 3 at 4:00 P.M. She said the Boys and Girls Club is still seeking public input regarding programming for the new Sixth (6th) District community center, and there will be another listening session in August.

NEW BUSINESS

Councilmember Dr. Davis thanked the South Bend Fire Department (SBFD) for their response to the recent fire at Maranatha Fellowship Church. He asked people to keep the church in their prayers as they work to rebuild.

Councilmember Gooden-Rodgers announced that she is planning a three (3)-night series of public meetings at the Charles Black Community Center. She said representatives from American Electric Power (AEP) will be present to answer questions from residents. She encouraged residents to check the website for more information about dates and times.

Councilmember McBride acknowledged the Maranatha Fellowship Church fire that occurred in the Third (3rd) District. She said she has spoken to them and will issue a press release tomorrow listing some different ways to help. She announced Riley High School's upcoming back-to-school book bag giveaway. She gave a reminder about cooling stations and encouraged residents to stay safe during this week's heat wave. She thanked everyone who attended the recent Third (3rd) District bus tour and spoke about the event's success. She shared information about the Midwest Invitational Rodeo that will take place on Saturday, August 1 at 7:00 P.M. at the 4H Fairgrounds, as well as pre-events including a 3:00 P.M Mental Health Fair.

Council President Lee acknowledged Carl Hetler for his work in homeless outreach. He said Carl Hetler has been working in the First (1st) District to clean up encampments and connect unhoused individuals with resources. He also acknowledged the owner of the gas station on Portage and Elwood for his efforts to keep the area clean.

Councilmember Dr. Heidi Beidinger announced that she will hold a public meeting to further discuss the upcoming short-term rental (STR) bill due to the abundance of public interest.

Councilmember Gooden-Rodgers thanked the City and Council for the great things going on in the Second (2nd) District, including paving, new housing, and redevelopment.

Councilmember White announced that she will begin recruiting for the next Youth Advisory Council cohort in mid-August. She said all high school students in St. Joseph County are eligible to apply.

Council President Lee thanked Mary McAfee for her work with the Linden Avenue Farmers Market.

Mary McAfee, Director of Engagement and Economic Empowerment (EEE), with offices on the fifth (5th) floor of City Hall, South Bend, IN 46601, thanked Council for supporting the work of EEE.

PRIVILEGE OF THE FLOOR

Council President Lee opened privilege of the floor.

Dan Caruso, 305 East Compton Street, New Carlisle, IN 46552, spoke about the proposed Midwest Continental Divide Trail. He said there have been no conversations with landowners during the planning process and expressed concerns about eminent domain.

Brent Burkus, 58995 Mayflower Road, South Bend, IN 46619, echoed concerns about the Midwest Continental Divide Trail, adding that he first heard about it through the media. He spoke about the state legislation's ties to the City and said that landowners' previous water quality concerns have gone unaddressed.

Council President Lee stated that the Midwest Continental Divide Trail is not a City of South Bend project.

Councilmember Dr. Davis stated that it is.

Brent Burkus repeated that it is. He read the project's mission statement referencing an "eco district" in the City of South Bend.

Chantelle Snyder, 57501 Mayflower Road, South Bend, IN 46619, spoke about the Midwest Continental Divide Trail. She said the City would have three (3) voting members on the Commission and expressed concerns that development around the trail would result in property being taken from landowners.

Council President Lee thanked residents for sharing their concerns and stated that the project has not yet come before Council.

Steve Sass, 27910 US Highway 20, New Carlisle, IN 46552, listed the actions taken since 2024 pertaining to the Midwest Continental Divide Trail project and expressed concerns about the project's use of funds. He also said the City-owned property adjacent to the Coal Line Trail is not well-maintained and asked why there are only three (3) Commissioners on the Park Board.

Derek Dieter, 1740 Portage Avenue, South Bend, IN 46616, said the City has been involved in the Midwest Continental Divide Trail project since 2021 and has made financial contributions of forty-eight thousand dollars (\$48,000) and one-hundred-eighty-seven thousand five-hundred dollars (\$187,500). He said the project's deliverables include regular stakeholder meetings and expressed disappointment that City officials have not been included in the process. He offered to share more information from the well-attended public meeting in North Liberty.

Tiana Batiste Waddell, 330 West Colfax Avenue, South Bend, IN 46601, followed up on her request for action following the release of the Reparatory Justice Report. She called on the Council to publicly commit to implementing the report's recommendations and provide a timeline. She asked if Council has discussed direct financial restitution for residents impacted by the harms described in the report.

Council President Lee closed privilege of the floor.

ADJOURNMENT

Council President Lee adjourned the meeting at 8:09 P.M.