

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: 07-27-2026

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: 08-10-2026

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 27th, 2026, at 7:00 P.M. Council President Canneth Lee called the meeting to order. The invocation was given by Pastor Mark Lantz of Christian Center 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=0,0&mediaid=411596>

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
Abigail Jackson	Council Intern
Bob Palmer	Council Attorney

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

SUB-COMMITTEE ON MINUTES:

July 13, 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 July 13, 2026, Common Council meeting minutes and recommend they be approved.

Councilmember Dr. Oliver Davis moved to approve the July 13, 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

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

PUBLIC HEARINGSBILL NO.40-26PUBLIC HEARING 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 second (2nd) reading.

After the second (2nd) reading, Councilmember Karen L. White stated that Bill No. 40-26 went before the Residential Neighborhoods Committee and comes with a favorable recommendation.

Jenna Throw, City Attorney, with offices on the sixth (6th) floor of City Hall, South Bend, IN 46601, stated that she will be presenting the first four (4) bills. She asked if she could give a joint presentation for Bill Nos. 40-26, 41-26, 42-26, and 43-26.

Council Vice President Niezgodski moved to hear Bill Nos. 40-26, 41-26, 42-26, and 43-26 together. The motion was seconded by Councilmember Tomas Morgan and carried via a vote by voice.

Clerk Tirado read Bill Nos. 41-26, 42-26, and 43-26 to the Council for their second (2nd) readings.

Attorney Throw presented the bills, stating that all four (4) bills pertain to vehicle regulations in the South Bend Municipal Code. She said the bills are intended to close gaps in enforcement, strengthen the City's ability to address nuisance vehicles, and align language with the City's updated zoning ordinance and state law. She stated that Bill No. 40-26 amends the Municipal Code to clarify the scope of public nuisance rules. She said the amended language now applies to nuisance conditions that are present in unapproved containers and vehicles, and the definition of "real or personal property" was updated to explicitly include structures and vehicles. She explained the new "wrecked vehicle" language, which was added to address vehicles that do not meet the state's definition of "abandoned". She said the proposed changes fill enforcement gaps for vehicles that are parked in a way that poses a nuisance but are not clearly inoperable. She gave an overview of Bill No. 41-26, which amends the article of the Municipal Code pertaining to abandoned vehicles and aligns the language with state law. She said provisions were added to account for the urban environment, and vehicles parked on the street would not be considered "abandoned" unless they have been unremoved for three (3) days. She noted that state law allows vehicles parked in the public right-of-way to be considered "abandoned" after twenty-four (24) hours. She then explained Bill No. 42-26, which clarifies parking restrictions pertaining to sidewalks, alleys, tree lawns, and right-of-way. She added that parking rules for vacant lots that were previously contained in the Municipal Code's large vehicle article were consolidated into this section. Finally, she presented Bill No. 43-26. She said this bill updates the large vehicle article, aligning its language with the City's updated zoning ordinance and removing the parking rules that did not apply to large vehicles. She said the definition of "large vehicle" was changed from weight-based to size-based, providing a classification standard that can be more easily measured by code enforcement staff.

Council Vice President Niezgodski asked about the "combination of factors" that can be used to determine if a vehicle poses a public nuisance.

Attorney Throw said this language allows code enforcement staff to look at the totality of circumstances. The bill lists several factors for consideration, including the number of vehicles, how long they have been on the property, whether they have current registration, and whether they are used primarily for storage. She explained that these factors might not individually pose a public nuisance, but they can when several of them are present.

Council Vice President Niezgodski asked about a situation in her district involving eight (8) vehicles, with some of them storing trash.

Attorney Throw said the number of vehicles and storage use are two (2) factors that would be considered together in this situation.

Council Vice President Niezgodski asked Attorney Throw to clarify whether there is a limit to the number of vehicles residents can own.

Attorney Throw confirmed there is no limit to the number of vehicles residents can own, and the City is not capping this. She said a totality of circumstances and the way the vehicles are stored would determine whether they are causing a nuisance.

Councilmember Tomas Morgan asked about the “period of time” in the “combination of factors” portion of the bill.

Attorney Throw confirmed that the legislation does not define “period of time”. She said the period of time would be considered along with other factors to determine if a vehicle poses a nuisance, such as a large number of vehicles parked for a long period of time.

Councilmember Tomas Morgan noted that the language in the cover letter states these regulations should be “liberally construed”. She asked if it would be at the discretion of Neighborhood Services and Enforcement (NSE) to determine whether any combination of factors poses a nuisance.

Attorney Throw confirmed that is correct.

Councilmember White asked about residents operating automotive repair businesses out of their homes.

Attorney Throw said there are zoning implications for home-based businesses. She said several provisions in these four (4) bills could also apply, such as the parking regulations for alleys, tree lawns, sidewalks, grassy areas, and right-of-way. She added that the Legal Department is open to addressing any additional concerns that are not covered by these ordinance updates.

Councilmember Sharon McBride elaborated on the issues with home-based automotive repair businesses in the Third (3rd) District. She asked what department she can contact to escalate resident complaints.

Attorney Throw said depending on the zoning district, there are zoning parameters that would apply. She added that any noise and traffic concerns could also be relevant for code enforcement.

Councilmember McBride asked about parking on front lawns.

Council President Lee said some residents who do not have driveways park on the grass to prevent their cars being hit. He asked about the requirements for parking surfaces.

Attorney Throw said vehicles must be parked on an improved surface, and they encourage residents to use alleys when available. She said they are more concerned about parking situations where all four (4) tires are on the grass rather than situations where a vehicle is slightly nudged over to prevent side swiping.

Councilmember Bolden-Simpson asked about the changes that were made to align with the zoning ordinance.

Attorney Throw said they used the same definition of “large vehicles” from the zoning ordinance for consistency. She explained that zoning district names have also changed since the last time these ordinances were updated, and the language was amended to reflect the current names.

Councilmember Bolden-Simpson asked about food trucks and boats parked in the suburban neighborhood one (S1) zoning district.

Attorney Throw said those may fall under the “large vehicle” restrictions.

Councilmember Bolden-Simpson spoke about parking issues in cul-de-sacs in the Fifth (5th) District. She asked if the tree lawn parking restrictions would apply to grassy mounds at the center of cul-de-sacs.

Attorney Throw said the language about parking in the portion of right-of-way adjacent to the street could apply in this scenario. She said provisions about blocking approaches could also potentially apply.

Councilmember Bolden-Simpson said the vehicles parked this way are not blocking anything, but she wanted to ensure the scenario was covered due to the groundwater contamination risk.

Councilmember Dr. Davis asked if NSE is sufficiently staffed to enforce expanded vehicle regulations in addition to the new short-term rental (STR) regulations they are considering.

Liz Maradik, Chief Neighborhoods Officer, with offices on the fifth (5th) floor of City Hall, South Bend, IN 46601, replied that vehicle regulations and any potential STR regulations would be handled by different enforcement teams within the Department of Community Investment (DCI). She confirmed that NSE has the capacity to enforce the proposed regulations.

Councilmember Dr. Davis asked Liz Maradik to provide numbers or explain why she believes staffing is sufficient.

Liz Maradik addressed the vehicle regulations specifically, noting that enforcement would be handled by her team. She explained that the updates give NSE more enforcement ability for things they already see on a daily basis, and they make the requirements clearer for the public. She said the updates would strengthen their ability without necessarily adding more work.

Councilmember Dr. Davis asked Liz Maradik how she will determine if more staff are needed in the future.

Liz Maradik replied that NSE's needs and capacity are evaluated as part of the budget process.

Councilmember Dr. Heidi Beidinger said it would be helpful for NSE to return in six (6) months to report on the impact of the new regulations, noting that parking is a significant issue across all districts.

Councilmember Ophelia Gooden-Rodgers asked about weekend enforcement.

Liz Maradik noted that this was discussed in Committee. She said they will continue reviewing their processes and looking at options to help improve enforcement on the weekends.

Councilmember Gooden-Rodgers opened the public hearing for Bill *Nos. 40-26, 41-26, 42-26, and 43-26*.

Derek Dieter, 1740 Portage Avenue, South Bend, IN 46616, spoke in favor of the bills but expressed concerns about enforcement capacity. He said he believes the City needs more people, and the people they have need to be more vigilant with enforcement.

Alice Pickens, 234 North Albert Avenue, South Bend, IN 46619, spoke in favor of the bills. She spoke about concerns in her neighborhood including boats, RVs, parking on grass and sidewalks, home-based auto repair businesses operating at late hours, and an excessive number of vehicles affecting parking availability for other residents.

Tiana Batiste Waddell, 330 West Colfax Avenue, South Bend, IN 46601, spoke against the bills. She asked how the City can hold people accountable when they have not held themselves accountable for the racial discrimination reported by the Reparatory Justice Commission.

Araquel Bloss, 2513 Erskine Boulevard, South Bend, IN 46614, spoke against the bills. She spoke about her work with the homeless and expressed concern that these ordinances could discriminate against the poor and working poor, noting that it is expensive to repair vehicles or recover them after they have been towed.

Councilmember Gooden-Rodgers closed the joint public hearing.

Councilmember Dr. Davis noted that state law prohibits unhoused individuals from living in encampments, and more people may now be living in their cars. He asked what provisions are in place for those situations.

Liz Maradik said living out of vehicles is not allowed under the current law, and these bills do not change that. She said there is a team within DCI that does outreach to connect people facing housing insecurity with resources.

Councilmember Dr. Davis asked about enforcement logistics and potential fee waivers for those with limited resources.

Liz Maradik said DCI works to connect people with resources before taking any enforcement action.

Councilmember Dr. Davis moved to send Bill *No. 40-26* 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 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>	

41-26

PUBLIC HEARING 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

Councilmember Bolden-Simpson moved to send Bill *No. 41-26* 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 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>	

42-26

PUBLIC HEARING 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

Councilmember Tomas Morgan moved to send Bill *No. 42-26* 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 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>	

43-26

PUBLIC HEARING 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

Council President Lee moved to send Bill *No. 43-26* 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 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>	

45-26

PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED AT 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 second (2nd) reading.

After the second (2nd) reading, Councilmember Dr. Davis stated that Bill *No. 45-26* 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, presented the bill. He said the petitioner is requesting the rezoning of six (6) parcels from urban neighborhood one (U1) to urban neighborhood two (U2). He spoke about the development history of the block, which is now entirely vacant. He said the petitioner’s intention to build single-family homes, duplexes, and cottage court-style apartments on the site is consistent with the Kennedy Park neighborhood plan, which calls for medium-density housing. He added that a medium-density housing community on the site would benefit from the Martin Luther King Jr. Dream Center and the future extension of the Coal Line Trail.

Barbara Turner, Petitioner, 56085 Chapel Lane, South Bend, IN 46619, said she intends to bring affordable housing to the neighborhood in the form of single-family homes, duplexes, and stacked one (1)-bedroom apartments. She expressed a desire to expand the project to other nearby vacant lots in the future.

Council President Lee asked about the construction timeline.

Barbara Turner said the survey work is currently in progress, and once it is complete, they can begin excavation and start pulling permits.

Council President Lee thanked Barbara Turner for her investment and vision for the area.

Councilmember Dr. Davis asked Barbara Turner what gave her the vision for the area.

Barbara Turner spoke about her passion for housing, which was shaped by her childhood experience of sharecropping and visiting friends and family whose homes had running water. She said she designed and built her own home at age twenty-six (26), and she has wanted to do the same thing for others since. She spoke about acquiring the land for the project from the church that formerly occupied the site after a fire caused the congregation to relocate.

Councilmember McBride expressed excitement for the project, noting that she has visited the home Barbara Turner built and knows she does high-quality work. She spoke about her involvement in the former church community and said she is excited to see development on the north side.

Barbara Turner thanked Councilmember McBride for her comments and said she would not give somebody a home she would not live in herself.

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

Councilmember Tomas Morgan expressed gratitude for the project and spoke about meeting Barbara Turner through the SPARK program at Saint Mary’s College. She expressed support for Barbara Turner’s work.

Councilmember Dr. Davis moved to send Bill No. 45-26 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 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>	

46-26

PUBLIC HEARING 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 second (2nd) reading.

After the second (2nd) reading, Councilmember White stated that Bill No. 46-26 went before the Community Investment Committee and comes with a favorable recommendation.

Councilmember Rachel Tomas Morgan and City Attorney Jenna Throw presented the bill.

Councilmember Tomas Morgan provided background for the discussion, stating that she has been engaged in dialogue with the owners of local taxicab companies. She spoke about the impact of ridesharing services on local taxicab businesses, noting that there were two-hundred (200) taxicabs in the City prior to the debut of Uber and Lyft, with only fifteen (15) cabs from two (2) companies remaining today. She said the City’s taxicab ordinance, which was introduced in 1981 and last amended in 2011, imposes heavy regulations on taxicab businesses and merits a comprehensive review. She said the bill contains a limited number of amendments intended to improve the administration of the taxicab licensing program and help ensure a “level playing field” between taxicab companies and ridesharing services.

Attorney Throw elaborated on the proposed amendments. She said the definition of “taxicab” was updated to incorporate the definition from state law, which explicitly excludes ridesharing services. She explained that the existing ordinance requires dispatch from a physical location, and the updated version would allow dispatch from a mobile location. She noted that the update would also give taxicab companies the option to close between the hours of 2:00 A.M. and 5:00 A.M. instead of requiring twenty-four (24) hour service. She said other changes were made based on industry feedback, such as reducing the minimum number of cabs and drivers from six (6) to four (4) and extending the expiration date of current licenses from September 2026 to September 2027. She said the City will continue working on a more comprehensive update, which may include moving to a two (2)-year licensing cycle.

Councilmember Tomas Morgan noted that she sent contact information for the two (2) taxicab companies to Councilmember Gooden-Rodgers, per her request in Committee.

Councilmember Bolden-Simpson thanked the presenters for bringing the bill forward, stating that a “level playing field” and diversity of choice is good for both the consumer and businesses.

Councilmember Tomas Morgan added that some seniors in the community rely on taxicab companies for their transportation needs, citing her mother-in-law as an example.

Councilmember Dr. Davis asked how other cities have approached this issue.

Attorney Throw said she did not consider what other cities are doing to address taxicabs as a whole, since the bill was intended to make targeted changes to address immediate needs. She said a review of similar legislation in other municipalities would be part of the comprehensive ordinance review.

Councilmember Dr. Davis said it would be helpful to see what cities such as Indianapolis are doing.

Councilmember Tomas Morgan added that based on her preliminary research into nearby communities, the proposed amendments make sense. She said she looks forward to digging more deeply into legislation across the state during the comprehensive review.

Councilmember Dr. Davis said he would like a copy of the research once it is complete.

Council President Lee asked why taxicab companies have not transitioned to app-based services to adjust to the digital age.

Councilmember Tomas Morgan explained that the City's taxicab ordinance requires taxicab companies to maintain a physical dispatch location and answer landline phone calls.

Council President Lee asked what it means to dispatch from a mobile location.

Attorney Throw said taxicab companies would no longer be required to maintain a physical office, and they would have the option to handle dispatch from other locations.

Councilmember Gooden-Rodgers opened the public hearing.

Andrew Mwangi, 5022 Kirkshire Drive, South Bend, IN 46614, spoke in favor of the bill as a representative of Eagle Cab, one (1) of the City's two (2) licensed taxicab companies. He addressed Council President Lee's question, stating that they have adjusted to the digital age through their website and use of digital communications. He spoke about the challenges of sustaining a taxicab business due to competition from ridesharing services and the increased cost of insurance and vehicle maintenance following the pandemic. He highlighted the services taxicab companies provide for seniors, people with disabilities, and others who require additional help.

Derek Dieter, 1740 Portage Avenue, South Bend, IN 46616, asked if there is an enforcement aspect to the legislation.

Attorney Throw said the changes would be incorporated into the City's existing taxicab business licensing program.

Derek Dieter asked who will monitor that.

Attorney Throw said the program is handled by Michelle Adams, the City's business license administrator.

Derek Dieter asked how many Ubers, Lyfts, and taxis there are in the City.

Andrew Mwangi explained the regulations in the current taxicab licensing process, which include annual background checks, health certifications, and commercial drivers license (CDL) or chauffers license verification. He said they work closely with Michelle Adams, and they would like to extend the license renewal period from one (1) year to two (2) years in a future ordinance update.

Derek Dieter asked how the City would monitor Uber and Lyft to the same standard. He said he is against the bill unless that question can be answered.

Councilmember Gooden-Rodgers closed the public hearing.

Council Vice President Niezgodski asked for confirmation that the City is not regulating Uber and Lyft.

Attorney Throw confirmed that is correct. She explained that municipalities are not allowed to regulate Uber and Lyft under Indiana law. She said the bill incorporates the state's definition of "taxicab" because it specifically excludes ridesharing platforms such as Uber and Lyft.

Councilmember Gooden-Rodgers asked for the names of the two (2) licensed taxicab companies.

Attorney Throw said the two (2) taxicab companies licensed with the City are Eagle Cab and United Cab of South Bend.

Councilmember Bolden-Simpson moved to send Bill No. 46-26 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 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>	

Councilmember White thanked Attorney Throw for her work on quality-of-life ordinances. She acknowledged fellow Councilmembers’ comments about enforcement and measurable outcomes. She invited them to ride along with her through the districts to see the impact on neighborhoods.

RISE AND REPORT

Council Vice President Niezgodski 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.

40-26

THIRD 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 third (3rd) reading.

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

Councilmember Gooden-Rodgers stated that Bill No. 40-26 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Council Vice President Niezgodski moved for the passage of Bill No. 40-26, 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 Sheila Niezgodski – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride – <i>Absent</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>	

41-26

THIRD 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 third (3rd) reading.

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

Councilmember Gooden-Rodgers stated that Bill No. 41-26 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Council Vice President Niezgodski moved for the passage of Bill No. 41-26, which was seconded by Councilmember Tomas Morgan and carried by a vote of eight (8) ayes with one (1) Councilmember absent.

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>Absent</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>	

42-26

THIRD 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 third (3rd) reading.

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

Councilmember Gooden-Rodgers stated that Bill No. 42-26 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. 42-26, which was seconded by Councilmember Dr. Beidinger and carried by a vote of eight (8) ayes with one (1) Councilmember absent.

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>Absent</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>	

43-26

THIRD 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 third (3rd) reading.

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

Councilmember Gooden-Rodgers stated that Bill No. 43-26 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. 43-26, 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 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>	
---	--

45-26

THIRD READING ON AN ORDINANCE OF THE
COMMON COUNCIL OF THE CITY OF SOUTH
BEND, INDIANA, AMENDING THE ZONING
ORDINANCE FOR PROPERTY LOCATED AT
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 third (3rd) reading.

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

Councilmember Gooden-Rodgers stated that Bill No. 45-26 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember Tomas Morgan moved for the passage of Bill No. 45-26, which was seconded by Councilmember Dr. Beidinger 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>	

46-26

THIRD 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 third (3rd) reading.

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

Councilmember Gooden-Rodgers stated that Bill No. 46-26 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Council Vice President Niezgodski moved for the passage of Bill No. 46-26, which was seconded by Councilmember Dr. Beidinger 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

BILL NO.

26-20

A RESOLUTION OF THE COMMON COUNCIL
OF THE CITY OF SOUTH BEND, INDIANA,
APPROVING A LEASE BETWEEN THE SOUTH
BEND REDEVELOPMENT AUTHORITY AND
THE SOUTH BEND REDEVELOPMENT
COMMISSION AND TAKING OTHER ACTIONS
RELATED THERETO

Clerk Tirado read the bill to the Council.

After the reading, Councilmember White stated that Bill No. 26-20 went before the Community Investment Committee and comes to the Full Council with a favorable recommendation.

Joe Molnar, Deputy Director of Community Investment, with offices on the fifth (5th) floor of City Hall, South Bend, IN 46601, presented the bill. He explained that the bill authorizes a neighborhood bond for the River West Tax Increment Financing (TIF) district. He noted that representatives from the City's outside counsel, Barnes & Thornburg, and financial analysts, Baker Tilly, are present to answer questions. He stated that this financing tool was last used by the City in 2022 and 2023 and listed the projects that were supported by those neighborhood bonds. He explained what the new bond would be used to fund, giving a detailed overview of each proposed project. The bond would fund twenty percent (20%) of the Coal Line Trail phase three (3) project, with federal funds covering the remaining eighty percent (80%) of the cost. The project would extend the trail from Lincoln Way West to the Martin Luther King Jr. Dream Center using existing City right-of-way. The bond would also fund streetscape improvements on College Street including new curbs, sidewalks, safer pedestrian crossings, and street trees. He noted that both projects are included in the Kennedy Park neighborhood plan and align with the recommendations from the Reparatory Justice Report. The bond would also fund renovations to convert the former William Penn building into the new Rum Village Neighborhood Center. He explained that the new center was called for in the Rum Village neighborhood plan, and the City acquired the building earlier this year. He said they are still gathering community input regarding programming and activities, and the Boys and Girls Club is a partner on the project. The bond would also provide site acquisition dollars for a Near Westside Neighborhood park, which was called for in the Near Westside neighborhood plan. The next project he discussed was the redevelopment of the former Drewry's Brewery and Portage Elwood shopping center site. He stated that site cleanup is nearly complete following the City's acquisition of the property in 2022, and they have gathered community feedback for the project through a series of community listening sessions. He described the redevelopment concept plan, which includes street improvements, mixed-income housing, and a grocery store. He noted aspects of the project that would align with the recommendations from the Reparatory Justice Report and said the bond would be used to fund phase one (1) streets and utilities infrastructure improvements. The bond would also fund an improvement project for Muessel Grove Park. He discussed aspects of the project's concept plan including expanded playground facilities, courts, trails, and amenities. He explained other infrastructure improvements the bond would support, including utilities connections for forty-two (42) new affordable homes and road connections for New Day Intake Center. Finally, the bond would provide the required City match portion of funding for an ADA-accessible parking garage at the Morris Performing Arts Center. He outlined the public approvals process and timeline, with an expected bond closing date of October 1, 2026.

Councilmember Gooden-Rodgers asked about the timeline for the College Street streetscape project.

Joe Molnar said the design is almost finished, and construction would begin next year.

Councilmember Bolden-Simpson acknowledged the inclusion of recommendations from the Reparatory Justice Report. She encouraged the City administration to keep incorporating those recommendations and said the public would like to see the new sidewalks.

Councilmember Dr. Davis expressed gratitude for the Rum Village project. He asked what more the City can do.

Joe Molnar said they are still collecting neighborhood feedback to determine residents' priorities for the neighborhood center. He noted that the City also owns the land around the building.

Councilmember Dr. Davis asked about the status of adjacent properties.

Joe Molnar replied that the City owns everything west of the building up to Prairie Avenue, one (1) lot to the east, and the Redevelopment Commission owns some of the lots across the street.

Councilmember Dr. Davis asked about adding courts to create an indoor-outdoor community space.

Joe Molnar confirmed their intention to include outdoor recreational facilities. He said after school activity space has been the top community request.

Council Vice President Niezgodski spoke about her involvement in advocating for the neighborhood center. She noted that the building needs lots of improvements and asked about the project timeline.

Joe Molnar said they will have another community planning session, and the City will begin the design phase once the bond funds are available. He said they hope to begin construction by mid-2027.

Council Vice President Niezgodski spoke about the importance of the community center for west side residents and encouraged community members to provide input. She asked fellow Councilmembers to support the bill.

Council President Lee thanked Joe Molnar for the presentation and expressed support for the projects.

Council President Lee opened the public hearing.

Duane Wilson, 1827 Eagle Point Court, South Bend, IN 46628, spoke in favor of the bill as Chief Executive Officer (CEO) of the Boys and Girls Club. He said they intend to make the Rum Village neighborhood center an intergenerational community space, noting that residents have expressed the need for a place where seniors can go. He spoke about how the neighborhood center would support the Boys and Girls Club's children's programming.

Tiana Batiste Waddell, 330 West Colfax Avenue, South Bend, IN 46601, spoke in favor of the bill. She expressed gratitude for the inclusion of recommendations from the Reparatory Justice Report but emphasized the need for a strategic map and implementation timeline for the report's other recommendations.

Evelyn Gills, Rum Village Neighborhood, South Bend, IN, 46614, spoke in favor of the bill as Vice President of the Rum Village Neighborhood Association. She said the neighborhood center is something they have wanted for a long time, noting that there are many children and seniors in the community.

Patti Huettl, Rum Village Neighborhood, South Bend, IN, 46614, spoke in favor of the bill as Treasurer of the Rum Village Neighborhood Association. She noted that some board members could not attend the meeting, but they are all in favor. She spoke about the importance of a community center for the Rum Village Neighborhood.

Council President Lee closed the public hearing.

Councilmember Dr. Davis moved for the passage of Bill No. 26-20, 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>	

26-21

A RESOLUTION OF THE COMMON COUNCIL
OF THE CITY OF SOUTH BEND, INDIANA,
URGING A PAUSE ON THE ENACTMENT OF
THE MIDWEST CONTINENTAL DIVIDE TRAIL
AND COMMITTING TO RESIDENT INPUT,
FISCAL RESPONSIBILITY, AND PROPERTY
RIGHTS

Council Vice President Niezgodski announced that she will be recusing herself from the discussion and vote on Bill No. 26-21 since it pertains to state legislation that was authored by her husband, State Senator David Niezgodski.

Clerk Tirado read the bill to the Council.

After the reading, Councilmember Dr. Davis stated that Bill No. 26-21 went before the Zoning and Annexation Committee and comes to the Full Council with a favorable recommendation.

Councilmember Dr. Davis presented the bill and introduced co-presenters Chantelle Snyder and Brent Burkus. He provided background information regarding the Midwest Continental Trail project and shared community concerns regarding lack of transparency and public involvement.

Chantelle Snyder, 57501 Mayflower Road, South Bend, IN 46619, stated that her farm falls within the path of the trail and has been targeted as a “destination zone”. She refuted claims that the County would lose the two million dollars (\$2,000,000) in annual funding allocated for the trail by halting the project, stating that there are other options for how those funds can be used. She said she believes the project is an excuse for the City to develop in the direction of the agricultural region and stated that the City should be transparent about any intention to expand or annex that part of the County. She said prior to the pandemic, residents in the area voted against annexation. She asked for more inclusion and involvement in the decision-making process and stated that the City and County need to work together to find a better use of that funding.

Councilmember Dr. Davis spoke about the City’s role in the project. He asked how the decision was made to use the funds for a trail project, noting the other potential uses. He said residents also have concerns about eminent domain.

Brent Burkus, 58995 Mayflower Road, South Bend, IN 46619, read an excerpt from a 2021 planning report about establishing an “economically viable eco-district” in the area. He expressed concern that there is an intention to make the current agricultural district into an “eco-district”. He expressed concern regarding the funding and connections involved in the project. He shared a message he received from State Representative Jake Teshka, co-sponsor of the state legislation that authorized the project, stating his intention to repeal the bill and introduce a separate bill banning the use of eminent domain for recreational projects. He spoke about water quality concerns and expressed frustration regarding the City’s handling of environmental issues and previous complaints. He said he believes the City administration has “the cart in front of the horse” and values places over people.

Councilmember Dr. Davis stated that if the sponsors of the original legislation want it repealed, the City should hold off on the project. He encouraged Council to pass the resolution, sending a message to the City and the whole community. He spoke about listening to neighbors’ concerns and empowering them to speak up. He stated that residents are here asking for a pause, the County has paused, and the City should also pause. He said they should send the legislation back down state so they can fix it and send it back.

Councilmember Bolden-Simpson inquired about the composition of the Midwest Continental Divide Trail Commission. She asked for confirmation that one (1) member is to be appointed by the Pokagon Band.

Councilmember Dr. Davis confirmed that is correct.

Councilmember Bolden-Simpson asked if this appointee would be a voting member, noting that the Pokagon Band is a sovereign nation.

Chantelle Snyder confirmed the appointee would be a voting member, and the other two (2) voting members would be appointed by the City and County respectively. She added that there would be two (2) non-voting members appointed by State Senator Niezgodski and State Representative Teshka.

Councilmember Bolden-Simpson noted that South Bend Community School Corporation appoints a non-voting member to the Redevelopment Commission. She said a similar arrangement may be more appropriate for the Pokagon Band regarding the Midwest Continental Divide Trail Commission.

Chantelle Snyder said she also questioned that aspect of the legislation due to the Pokagon Band’s status as a sovereign nation. She stated that the funding for the trail would come from revenues received by the state as a result of their 2021 compact with the Pokagon Band.

Derek Dieter, 1740 Portage Avenue, South Bend, IN 46616, elaborated on the Commission’s membership, stating that the City and County appointees would be appointed by Mayor Mueller and the County Commissioners respectively. He elaborated on the terms of the compact between the state and the Pokagon Band. He expressed agreement with concerns regarding the Pokagon Band’s involvement as a sovereign entity. He stated that Phil Newbold would be Mayor Mueller’s appointee.

Brent Burkus said he spoke to Phil Newbold and told him that landowners just want to be left alone. He said they are County residents and expressed concern that County interests would be outvoted by appointees from the City and Pokagon Band. He said the state legislation calls for a half-mile easement on either side of the trail, and landowners do not want this.

Council President Lee noted that the state and County have paused the project. He asked for confirmation that the project is not moving forward at this time.

Councilmember Dr. Davis said he could not confirm the status of the project, noting that County leaders say the project is paused but residents are skeptical due to transparency concerns. He noted that the County Council did not move the legislation forward, and it has not yet come to the Common Council. He said Council should not wait for legislation to come to them, and they should send a clear message to residents that both the County and City are pausing the project.

Councilmember McBride stated that not every pause or delay is a denial. She said the Council needs to have transparency, open communication, and listen to constituents. She noted that State Representative Teshka is pausing the legislation and expressed willingness for the Council to do the same.

Councilmember Dr. Davis said it is key that all parties involved are in agreement.

Councilmember McBride said if State Representative Teshka is saying there need to be changes to the legislation, then Council should see what those look like. She clarified that she is not speaking for or against anything, but Council needs to have more information and engage in an open dialogue.

Councilmember Tomas Morgan stated that she does not believe the resolution is necessary since there is no action for the Council to take and the County did not move forward. She noted that there were public input meetings and an online input form and asked the presenters if they participated in those.

Chantelle Snyder said the public input meetings were held after the legislation was voted into law.

Councilmember Tomas Morgan noted that it went through the legislative process in the State House and Senate, which is a very public process.

Brent Burkus read an invitation from a May 29 meeting that was held at the South Bend Dinosaur Museum. He noted that the meeting was to discuss goals and ideas for the trail, and it was held by invitation only.

Councilmember Tomas Morgan clarified that she was referring to the other meetings about the project.

Brent Burkus said he and other landowners learned about the project through the media. He said he believes the bill is a land grab, and landowners were intentionally excluded.

Councilmember Tomas Morgan clarified her point, stating that the County did not take any action, therefore there is no action for the Council to take.

Councilmember Dr. Davis said the Council needs to send a loud message to the community that they are in alignment with the County's pause. He added that the City has already spent taxpayer dollars on the project, and the City's planning team has been involved. He expressed disappointment that the only communication Council received from the City administration about the project was a letter sent during the Committee meeting earlier in the day.

Derek Dieter added that the County Commissioners paused the legislation because they "saw the writing on the wall".

Councilmember Dr. Beidinger said she received the planning document for the project on Friday and was surprised by the lack of transparency. She noted that Mark Neal, President of the Venues Parks and Arts Board of Commissioners, told her he knew nothing about the project. She said she will be voting in support of Bill No. 26-21.

Council President Lee opened the public hearing.

Steve Sass, 27910 US Highway 20, New Carlisle, IN 46552, spoke in favor of the bill, emphasizing that many people did not know about the project. He spoke about the project boundaries and expressed concern that the funding will be primarily directed outside of the City instead of into the

communities on the west side. He said the Commission should have more than three (3) voting members, and the legislation should go back to the State House.

Derek Dieter spoke in favor of the bill. He provided details of the City's financial involvement in the project and named individuals who have signed contracts. He said the City has spent a total of six-hundred-twenty-three thousand dollars (\$623,000) so far, and their involvement should be paused.

Dan Caruso, 305 East Compton Street, New Carlisle, IN 46552, spoke in favor of the bill. He said the project has been handled poorly, and landowners were never included in the conversation. He expressed strong opposition to the use of eminent domain and expressed concern regarding the potential impact on property values.

Alice Pickens, 234 North Albert Avenue, South Bend, IN 46619, spoke in favor of the bill. She spoke about how eminent domain has historically been used to take land from minority communities. She expressed solidarity with landowners who oppose the project.

Steve Matthys, 57572 Mayflower Road, South Bend, IN 46619, spoke in favor of the bill. He stated that he learned about the project through the media, and he never heard about any public meetings when the bill was passed. He said one-hundred-fifty (150) people came to a recent town hall meeting in North Liberty to express their concerns.

Araquel Bloss, 2513 Erskine Boulevard, South Bend, IN 46614, spoke in favor of the bill. She expressed concerns about transparency from the City administration, noting that her public records request for information about the City's handling of AWS wastewater has not been answered. She spoke about the City's wastewater treatment capacity and suggested that water treatment infrastructure would be a better use of funds.

Jeff Vargo, 65505 Mulberry Road, Lakeville, IN 46536, spoke in favor of the bill. He said the trail would utilize old railroad tracks, which would split many landowner's property in half. He stated that the tracks are less than one hundred (100) yards from his home. He added that having the trail cut through his property would prevent him from hunting and living off the land.

Stacey Odom, 209 East Bronson Street, South Bend, IN 46601, spoke in favor of the bill. She asked Council to pause until they have more information. She noted that six-hundred-twenty-three thousand dollars (\$623,000) could build two (2) houses on Beck's Lake. She asked Councilmembers to vote with their conscience.

Tiana Batiste Waddell, 330 West Colfax Avenue, South Bend, IN 46601, spoke in favor of the bill. She stated that there is no longer any trust because there was no collaboration with those who have been historically left out. She said money should be going to people, not property, and the project needs to be paused. She spoke about the history of the government taking land and said there needs to be a systemic change.

Brent Burkus added that when Councilmember Dr. Davis approached him about his concerns, he told him that he represents people who are not at the table. He echoed calls for transparency and the prioritization of people over places.

Jorden Giger, 302 South Falcon Street, South Bend, IN 46619, spoke in favor of the bill. He noted the overlapping concerns between the landowners in the western part of the County and the residents of LaSalle Park. He said it is important for the City to take a stand, since they have financially supported the project. He said the City should not support projects that have not been effectively communicated to those who would be impacted.

Robert Stephen Wilson, 23007 Indiana State Road 23, South Bend, 46614, spoke in favor of the bill. He said the railroad already cuts through his property, and eminent domain was used to expand the easement and run power lines. He said a trail would encroach even further upon his property. He also expressed concern about insurance and liability costs for property owners adjacent to the trail.

Council President Lee closed the public hearing.

Councilmember Bolden-Simpson spoke about the separation of powers between the three (3) branches of government. She said it is the Council's responsibility to provide checks and balances. She noted that this project has moved quickly while other issues, such as environmental testing at Beck's Lake, have moved slowly. She stated that she will be voting in favor of Bill No 26-21.

Councilmember Dr. Davis moved for the passage of Bill No. 26-21, which was seconded by Councilmember Dr. Beidinger and carried by a vote of seven (7) ayes with one (1) nay and one (1) abstention.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Sheila Niezgodski – <i>Abstain</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>Nay</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

BILLS ON THE FIRST READING

BILL NO.

47-26 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 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. 47-26 to the Board of Zoning Appeals for public hearing on August 3, 2026, and to the Zoning and Annexation Committee for public hearing and third (3rd) reading on August 10, 2026.

Councilmember Bolden-Simpson moved to send Bill No. 47-26 to the Board of Zoning Appeals for public hearing on August 3, 2026, and to the Zoning and Annexation Committee for public hearing and third (3rd) reading on August 10, 2026. The motion was seconded by Councilmember Tomas Morgan and carried via a vote by voice.

48-26 FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE AND ESTABLISHING HISTORIC LANDMARK STATUS FOR THE STRUCTURE AND REAL PROPERTY KNOWN AS THE OLIVET AME/ZION HILL MISSIONARY BAPTIST CHURCH LOCATED AT 310 WEST MONROE STREET 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. 48-26 to the Zoning and Annexation Committee for public hearing and third (3rd) reading on August 10, 2026.

Councilmember Gooden-Rodgers moved to send Bill No. 48-26 to the Zoning and Annexation Committee for public hearing and third (3rd) reading on August 10, 2026, which was seconded by Councilmember White and carried via a vote by voice.

49-26 FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA AMENDING SECTION 9-16 OF THE SOUTH BEND MUNICIPAL CODE TO ESTABLISH RATES FOR MOBILE INTEGRATED HEALTH CARE VISITS

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

Council President Lee entertained a motion to send Bill No. 49-26 to the Personnel and Finance Committee for public hearing and third (3rd) reading on August 10, 2026.

Councilmember Gooden-Rodgers moved to send Bill No. 49-26 to the Personnel and Finance Committee for public hearing and third (3rd) reading on August 10, 2026, which was seconded by Councilmember Tomas Morgan and carried via a vote by voice.

UNFINISHED BUSINESS

Councilmember Bolden-Simpson announced that there will be a meeting of the Utilities Committee on August 20, 2026, to address water questions.

NEW BUSINESS

Councilmember Gooden-Rodgers announced that American Electric Power (AEP) is holding three (3) days of "Understanding Your Bill" sessions, starting tomorrow.

Councilmember Dr. Davis acknowledged the passing of former Common Councilmember John Hosinski and expressed condolences. He announced that Greater St. John Missionary Baptist Church celebrated their one-hundred-third (103rd) anniversary yesterday.

Councilmember McBride announced that there will be an educational session at the History Museum this Wednesday at 1:30 P.M. She said the Midwest Invitational Rodeo will take place at the 4H Fairground this Saturday, with a mental health fair starting at 1:00 P.M. and the rodeo starting at 7:00 P.M. She announced that Riley High School is having a book bag giveaway and asked Councilmember Gooden-Rodgers to confirm the date.

Councilmember Gooden-Rodgers said the book bag giveaway will take place on August 8.

Councilmember McBride said Broadway Parish is asking for donations of underwear and socks. She acknowledged the passing of Linda Scopelitis and paid respect to her family.

Councilmember White announced there will be a back-to-school parade from Washington High School to the Charles Black Center on August 15.

Councilmember Bolden-Simpson acknowledged the work of the East Side Reunion

PRIVILEGE OF THE FLOOR

Council President Lee opened privilege of the floor.

Gary May, 501 Alonzo Watson Drive, South Bend, IN 46601, shared concerns about infrastructure issues at the Westcott Apartments. He said he went to the media on July 7 after the water in the building was turned off and residents were instructed to use porta-potties in the parking lot. He said he has faced harassment and retaliation as a tenant whistleblower.

Tiana Batiste Waddell, 330 West Colfax Avenue, South Bend, IN 46601, called on the Council to publicly commit to implementing the Reparatory Justice Report's recommendations and provide a timeline. She asked if Council has discussed direct financial restitution and stated that her public records request has been unanswered for thirty (30) days. She announced that there will be a community discussion on Thursday regarding affordable housing and environmental testing on the west side.

Stacey Odom, 209 East Bronson Street, South Bend, IN 46601, told meeting attendees to have a blessed night.

Council President Lee closed privilege of the floor.

ADJOURNMENT

Council President Lee adjourned the meeting at 10:32 P.M.