

**REGULAR CITY COUNCIL MEETING
MINUTES COUNCIL CHAMBERS,
1345 E. Main Street City of Niles, Michigan**

Monday, August 24, 2026

PRESENT: Council Members: Georgia Boggs, Sheila Koebel, Timothy Rogers, Charlie McAfee, Jessica Nelson, Michael Thompson, and Mayor Nick Shelton

ABSENT: Gretchen Bertschy, William Weimer

STAFF: Bergman, Huff, Landgraf, Elkins, Millin, Ray, Young, Holt, Mosher, McCauslin

REGULAR COUNCIL MEETING

The regular Niles City Council meeting was called to order by Mayor Shelton at 6:00 p.m., August 24, 2026. The Pledge of Allegiance was led by Mayor Shelton.

APPROVAL OF THE AGENDA

Councilmember Rogers moved, **Councilmember McAfee** seconded to approve the agenda as submitted.

ROLL CALL: YEA: McAfee, Nelson, Thompson, Boggs, Koebel, Rogers

NAY: None **ABSENT:** Bertschy, Weimer **MOTION CARRIED**

PUBLIC HEARING:

- Public Hearing to receive input regarding the proposed FY 2027 City of Niles Budget.

CITIZEN PARTICIPATION: (PUBLIC COMMENTS)

Charles Ricky Fouche– Niles Master Plan Community Workshop, August 25th at the NODE, from 4-7 p.m.

Jamie Bennett - Community Zumba event, September 12th at the NODE.

Judy Woodson – Budget information prior to the Public Hearing.

Ruth Crum – Budget information, DG Niles LLC, Solar Power

PRESENTATIONS:

- Lake Michigan College

A presentation on Lake Michigan College was given by Al Pscholka and Ken Flowers, President.

CONSENT AGENDA:

1. Consideration of approving the minutes of the August 10, 2026 City Council Meeting.
2. Consideration of approving the minutes of the August 10, 2026 Closed Session.
3. Consideration of approving the list of bills dated August 19, 2026.

Councilmember Nelson moved, **Councilmember McAfee** seconded to approve the consent agenda as submitted.

ROLL CALL: YEA: Nelson, Thompson, Boggs, Koebel, Rogers, McAfee
NAY: None **ABSENT:** Bertschy, Weimer **MOTION CARRIED**

CITY ADMINISTRATOR'S REPORT:

4. Consideration of adopting a Resolution to approve the City of Niles Fiscal Year 2027 Annual Budget by funds.

Councilmember Rogers moved, **Councilmember Koebel** seconded to adopt a Resolution to approve the City of Niles Fiscal Year 2027 Annual Budget by funds.

ROLL CALL: YEA: Thompson, Boggs, Koebel, Rogers, McAfee, Nelson

NAY: None **ABSENT:** Bertschy, Weimer **MOTION CARRIED**

RESOLUTION #2026-08/2259 DECLARED ADOPTED

5. Consideration of authorizing the Utilities Department to enter into a 25-year land lease agreement with the City of Niles Jerry Tyler Memorial Airport to use 50 acres of airport property, at a rate of \$850.00 per acre, for a Utility solar and battery development project and authorize the Mayor to sign the agreement.

Councilmember Thompson moved, **Councilmember Nelson** seconded to authorize the Utilities Department to enter into a 25-year land lease agreement with the City of Niles Jerry Tyler Memorial Airport to use 50 acres of airport property, at a rate of \$850.00 per acre, for a Utility solar and battery development project and authorize the Mayor to sign the agreement.

ROLL CALL: YEA: Boggs, Koebel, Rogers, McAfee, Nelson, Thompson

NAY: None **ABSENT:** Bertschy, Weimer **MOTION CARRIED**

6. Consideration of authorizing the Utilities Department to enter into a 25-year Solar Lease Agreement with DG Niles LLC for the sublease of 50 acres of airport property for a behind-the-meter solar generation facility and battery energy storage system project and authorize the Mayor to sign the agreement.

Councilmember Thompson moved, **Councilmember Rogers** seconded to authorize the Utilities Department to enter into a 25-year Solar Lease Agreement with DG Niles LLC for the sublease of 50 acres of airport property for a behind-the-meter solar generation facility and battery energy storage system project and authorize the Mayor to sign the agreement.

ROLL CALL: YEA: Koebel, Rogers, McAfee, Nelson, Thompson, Boggs

NAY: None **ABSENT:** Bertschy, Weimer **MOTION CARRIED**

7. Consideration of approving an Interconnection Agreement between the City of Niles and DG Niles LLC to connect a behind-the-meter solar generation facility and battery energy storage system to the Niles Utilities Distribution System and authorize the Mayor to sign the agreement.

Councilmember Rogers moved, **Councilmember Nelson** seconded to approve an Interconnection Agreement between the City of Niles and DG Niles LLC to connect a behind-the-meter solar generation facility and battery energy storage system to the Niles Utilities Distribution System and authorize the Mayor to sign the agreement.

ROLL CALL: YEA: Rogers, McAfee, Nelson, Thompson, Boggs, Koebel

NAY: None **ABSENT:** Bertschy, Weimer **MOTION CARRIED**

8. Consideration of approving a 25-year term Solar Power Purchase Agreement between the City of Niles and DG Niles LLC for the installation and operation of a 10 MW behind-the-meter solar generation facility and authorize the Mayor to sign the agreement.

Councilmember Nelson moved, **Councilmember Thompson** seconded to approve a 25-year term Solar Power Purchase Agreement between the City of Niles and DG Niles LLC for the installation and operation of a 10 MW behind-the-meter solar generation facility and authorize the Mayor to sign the agreement.

ROLL CALL: YEA: McAfee, Nelson, Thompson, Boggs, Koebel, Rogers

NAY: None **ABSENT:** Bertschy, Weimer **MOTION CARRIED**

9. Consideration of approving a 20-year term Energy Storage Services Agreement between the City of Niles and DG Niles LLC for the purchase and sale of the collective products from an 8.75 MW capacity behind-the-meter battery energy storage system and authorize the Mayor to sign the agreement.

Councilmember Rogers moved, **Councilmember Koebel** seconded to approve a 20-year term Energy Storage Services Agreement between the City of Niles and DG Niles LLC for the purchase and sale of the collective products from an 8.75 MW capacity behind-the-meter battery energy storage system and authorize the Mayor to sign the agreement.

ROLL CALL: YEA: Nelson, Thompson, Boggs, Koebel, Rogers, McAfee

NAY: None **ABSENT:** Bertschy, Weimer **MOTION CARRIED**

10. Consideration of authorizing the Utilities Department – Wastewater Division to purchase a 10-foot snowplow attachment for the front-end loader from MacAllister Cat of Niles, Michigan at a cost of \$6,773.26 for use at the Wastewater Treatment Plant.

Councilmember Thompson moved, **Councilmember Rogers** seconded to authorize the Utilities Department – Wastewater Division to purchase a 10-foot snowplow attachment for the front-end loader from MacAllister Cat of Niles, Michigan at a cost of \$6,773.26 for use at the Wastewater Treatment Plant.

ROLL CALL: YEA: Thompson, Boggs, Koebel, Rogers, McAfee, Nelson

NAY: None **ABSENT:** Bertschy, Weimer **MOTION CARRIED**

11. Consideration of authorizing the Utilities Department – Wastewater Division to accept the quote in the amount of \$3,310.58 from Garrett Labs of Niles, Michigan for National Pollutant Discharge Elimination System testing for the Wastewater Treatment Plant.

Councilmember Thompson moved, **Councilmember Nelson** seconded to authorize the Utilities Department – Wastewater Division to accept the quote in the amount of \$3,310.58 from Garrett Labs of Niles, Michigan for National Pollutant Discharge Elimination System testing for the Wastewater Treatment Plant.

ROLL CALL: YEA: Boggs, Koebel, Rogers, McAfee, Nelson, Thompson

NAY: None **ABSENT:** Bertschy, Weimer **MOTION CARRIED**

12. Consideration of authorizing the Utilities Department – Wastewater Division to accept the quote in the amount of \$7,659.00 from Kerr Pump and Supply of Oak Park, Michigan for the purchase of a Hydromatic submersible sump pump for use at the Wastewater Treatment Plant.

Councilmember Rogers moved, **Councilmember Thompson** seconded to authorize the Utilities Department – Wastewater Division to accept the quote in the amount of \$7,659.00 from Kerr Pump and

Supply of Oak Park, Michigan for the purchase of a Hydromatic submersible sump pump for use at the Wastewater Treatment Plant.

ROLL CALL: YEA: Koebel, Rogers, McAfee, Nelson, Thompson, Boggs

NAY: None **ABSENT:** Bertschy, Weimer **MOTION CARRIED**

13. Consideration of authorizing the Utilities Department – Wastewater Division to accept the bid in the amount of \$15,843.52 from Victory Industrial Cleaning of Auburn, Indiana for wet well cleaning and grit removal at the Wastewater Treatment Plant.

Councilmember Thompson moved, **Councilmember Nelson** seconded to authorize the Utilities Department – Wastewater Division to accept the bid in the amount of \$15,843.52 from Victory Industrial Cleaning of Auburn, Indiana for wet well cleaning and grit removal at the Wastewater Treatment Plant.

ROLL CALL: YEA: Rogers, McAfee, Nelson, Thompson, Boggs, Koebel

NAY: None **ABSENT:** Bertschy, Weimer **MOTION CARRIED**

14. Consideration of authorizing the emergency purchase by the Utilities Department – Electric Division for seven (7) reconditioned 300 kVA pad-mount transformers from T&R Electric of Colman, South Dakota at a cost of \$83,951.00.

Councilmember Rogers moved, **Councilmember Thompson** seconded to authorize the emergency purchase by the Utilities Department – Electric Division for seven (7) reconditioned 300 kVA pad-mount transformers from T&R Electric of Colman, South Dakota at a cost of \$83,951.00.

ROLL CALL: YEA: McAfee, Nelson, Thompson, Boggs, Koebel, Rogers

NAY: None **ABSENT:** Bertschy, Weimer **MOTION CARRIED**

15. Consideration of authorizing the Fire Department to purchase report-writing software from ImageTrend of Eagan, Minnesota at a cost of \$9,983.00, with a 7% annual increase for each of the following two years.

Councilmember Rogers moved, **Councilmember Boggs** seconded to authorize the Fire Department to purchase report-writing software from ImageTrend of Eagan, Minnesota at a cost of \$9,983.00, with a 7% annual increase for each of the following two years.

ROLL CALL: YEA: Nelson, Thompson, Boggs, Koebel, Rogers, McAfee

NAY: None **ABSENT:** Bertschy, Weimer **MOTION CARRIED**

16. Consideration of authorizing Information Systems to purchase computer security services from Amazon Web Services at a cost of \$7,936.32 for a one-year subscription.

Councilmember Thompson moved, **Councilmember Rogers** seconded to authorize Information Systems to purchase computer security services from Amazon Web Services at a cost of \$7,936.32 for a one-year subscription.

ROLL CALL: YEA: Thompson, Boggs, Koebel, Rogers, McAfee, Nelson,

NAY: None **ABSENT:** Bertschy, Weimer **MOTION CARRIED**

17. Consideration of approving the emergency purchase by DART of a transmission, including core charge and oily pan assembly, from Campbell Ford of Niles, Michigan in the amount of \$5,874.98.

Councilmember Nelson moved, **Councilmember Rogers** seconded to approve the emergency purchase by DART of a transmission, including core charge and oily pan assembly, from Campbell Ford of Niles, Michigan in the amount of \$5,874.98.

ROLL CALL: YEA: Boggs, Koebel, Rogers, McAfee, Nelson, Thompson

NAY: None **ABSENT:** Bertschy, Weimer **MOTION CARRIED**

18. Consideration of approving an Addendum to the Old Boys Toys Car Club requesting to add a rain date of September 2, 2026.

Councilmember Rogers moved, **Councilmember Boggs** seconded to approve an Addendum to the Old Boys Toys Car Club requesting to add a rain date of September 2, 2026.

ROLL CALL: YEA: Koebel, Rogers, McAfee, Nelson, Thompson, Boggs

NAY: None **ABSENT:** Bertschy, Weimer **MOTION CARRIED**

19. Consideration of authorizing a Ground Lease of St. Joseph Avenue between Grant and Main Streets with Corewell Health Lakeland Hospitals, Niles Hospitals and authorize the Mayor to sign the Lease.

Councilmember Nelson moved, **Councilmember Rogers** seconded to authorize a Ground Lease of St. Joseph Avenue between Grant and Main Streets with Corewell Health Lakeland Hospitals, Niles Hospitals and authorize the Mayor to sign the Lease.

ROLL CALL: YEA: Rogers, McAfee, Nelson, Thompson, Boggs, Koebel

NAY: None **ABSENT:** Bertschy, Weimer **MOTION CARRIED**

20. Consideration of authorizing the City to purchase seven replacement trees to plant along Sycamore Street between 2nd and 4th Streets.

Councilmember Nelson moved, **Councilmember Rogers** seconded to authorize the City to purchase seven replacement trees to plant along Sycamore Street between 2nd and 4th Streets.

ROLL CALL: YEA: McAfee, Nelson, Boggs, Koebel, Rogers

NAY: Thompson **ABSENT:** Bertschy, Weimer **MOTION CARRIED**

21. Consideration of approving two (2) restrictive covenants between the City of Niles and Swan Bravo Opportunity, LLC and Echo Workforce Investments, LLC, adopting a Resolution of the City of Niles, Michigan Workforce Housing PILOT Ordinance, and authorize the Mayor to sign the documents.

Councilmember Thompson moved, **Councilmember Koebel** seconded to approve two (2) restrictive covenants between the City of Niles and Swan Bravo Opportunity, LLC and Echo Workforce Investments, LLC, adopting a Resolution of the City of Niles, Michigan Workforce Housing PILOT Ordinance, and authorize the Mayor to sign the documents.

ROLL CALL: YEA: Nelson, Thompson, Boggs, Koebel, Rogers, McAfee

NAY: None **ABSENT:** Bertschy, Weimer **MOTION CARRIED**

RESOLUTION #2026-08/2260 DECLARED ADOPTED

APPOINTMENTS:

CITY ATTORNEY'S REPORT:

22. Second reading and enactment of an ordinance to revoke City of Niles Ordinance No. 511 in its entirety and replace it with a new Ordinance Introduction of the City of Niles, Michigan Workforce Housing PILOT Ordinance.

Councilmember Rogers moved, **Councilmember Thompson** seconded to approve enactment of an ordinance to revoke City of Niles Ordinance No. 511 in its entirety and replace it with a new Ordinance Introduction of the City of Niles, Michigan Workforce Housing PILOT Ordinance.

ROLL CALL: YEA: Thompson, Boggs, Koebel, Rogers, McAfee, Nelson

NAY: None **ABSENT:** Bertschy, Weimer **MOTION CARRIED**

ORDINANCE #523 ENACTED

COUNCILMEMBER'S REPORT:

Councilmember Nelson Niles Master Plan Community Workshop, Lake Michigan College history.

Councilmember Thompson - Reduced costs on budget, City's savings.

Councilmember Boggs – Ferry Street Ribbon Cutting

MAYOR'S REPORT:

Mayor Shelton Ferry Street Ribbon Cutting Thursday @ 4:00 p.m., Successful NODECHELLO, Niles Master Plan Community Workshop survey, Downtown electric update – outage at 10 p.m.

ADJOURNMENT:

Councilmember Nelson moved to adjourn 6:42 p.m.

Tina Bergman, City Clerk

Approved by City Council 8/31/26