

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

Monday, September 14, 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, Millin, Ray, Young, Holt, McCauslin, Lindsley

REGULAR COUNCIL MEETING

The regular Niles City Council meeting was called to order by Mayor Shelton at 6:00 p.m., September 14, 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: Thompson, Boggs, Koebel, Rogers, McAfee, Nelson,

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

PUBLIC HEARING:

CITIZEN PARTICIPATION: (PUBLIC COMMENTS)

Ricky Fouche, 1640 Michigan St., asked for others to pray for the missing girls.

Anthony Briand, 1621 Howard St., distributed a proposed draft resolution addressing local land-use authority, municipal utility protections, and potential zoning amendments, and provided comments regarding the matters outlined in the proposed resolution.

Stefanie Belote– Introduced Carol's Place, a crises intervention facility specializing substance abuse programs opened at 306 Main St.

Judy Woodson of 1001 N 7th St. – Inquired on boulevard tree replacement.

Marie Weimer – Asked for a moment of silence honoring 9/11.

PRESENTATIONS:

CONSENT AGENDA:

1. Consideration of approving the minutes of the August 31, 2026 City Council Meeting.
2. Consideration of approving the list of bills dated September 9, 2026.

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

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

CITY ADMINISTRATOR'S REPORT:

3. Consideration of authorizing payment to Election Source of Grand Rapids, Michigan in the amount of \$3,196.00 for the ICP and ECX ballot coding.

Councilmember Rogers moved, **Councilmember Koebel** seconded to authorize payment to Election Source of Grand Rapids, Michigan in the amount of \$3,196.00 for the ICP and ECX ballot coding.

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

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

4. Consideration of approving the request of Berrien Center Bible Church to conduct Recovery on the Riverfront, as presented, with staff recommendations.

Councilmember Nelson moved, **Councilmember Koebel** seconded to approve the request of Berrien Center Bible Church to conduct Recovery on the Riverfront, as presented, with staff recommendations.

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

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

5. Consideration of authorizing the Department of Public Works to purchase a 2027 Ford F-250 from Gorno Ford, of Woodhaven, Michigan at a cost of \$44,888.00, pursuant to MiDeal pricing and transfer the 2008 Ford Ranger pickup truck to Plym Park Golf Course.

Councilmember Rogers moved, **Councilmember Thompson** seconded to authorize the Department of Public Works to purchase a 2027 Ford F-250 from Gorno Ford, of Woodhaven, Michigan at a cost of \$44,888.00, pursuant to MiDeal pricing and transfer the 2008 Ford Ranger pickup truck to Plym Park Golf Course.

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

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

6. Consideration of awarding a provisional Retail and Grow Class A license to 787, LLC dba Cookies Niles.

Councilmember Thompson moved, **Councilmember Nelson** seconded to award a provisional Retail and Grow Class A license to 787, LLC dba Cookies Niles.

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

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

7. Consideration of awarding a provisional Retail and Grow Class A license to Jonah 222, LLC dba Joyology.

Councilmember Thompson moved, **Councilmember Nelson** seconded to award a provisional Retail and Grow Class A license to Jonah 222, LLC dba Joyology.

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

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

8. Consideration of authorizing the Department of Public Works to accept the quote from Future Fencing of Warren, Michigan in the amount of \$7,167.00 for repairs to the Thomas Stadium Fence.

Councilmember Rogers moved, **Councilmember Koebel** seconded to authorize the Department of Public Works to accept the quote from Future Fencing of Warren, Michigan in the amount of \$7,167.00 for repairs to the Thomas Stadium Fence.

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

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

9. Consideration of accepting the bid from Kirk M. Proshwitz of Niles, Michigan in the amount of \$17,000.00 for the July 4, 2027 fireworks and authorize the Mayor to sign the contract.

Councilmember Rogers moved, **Councilmember Koebel** seconded to accept the bid from Kirk M. Proshwitz of Niles, Michigan in the amount of \$17,000.00 for the July 4, 2027 fireworks and authorize the Mayor to sign the contract.

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

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

10. Consideration of accepting the bid from Pelley Excavating of Niles, Michigan in the amount of \$28,130.00 for the demolition of property at 1609 Superior Street, Niles, Michigan, pursuant to the CDBG program and authorize the Mayor to sign the contract.

Councilmember Thompson moved, **Councilmember Koebel** seconded to accept to the bid from Pelley Excavating of Niles, Michigan in the amount of \$28,130.00 for the demolition of property at 1609 Superior Street, Niles, Michigan, pursuant to the CDBG program and authorize the Mayor to sign the contract.

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

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

APPOINTMENTS:

CITY ATTORNEY'S REPORT:

CLOSED SESSION:

- City Administrator's Annual Review

Councilmember Thompson moved, **Councilmember Rogers** seconded to approve going into Closed Session at 6:19.

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

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

RECONVENED: Mayor Shelton declared the regular council meeting back in session at 6:31 p.m.

Councilmember Nelson moved, **Councilmember Rogers** seconded to increase the City Administrator's salary by 3% to take affect the first pay period in October 2026, and a one-time \$2,700 bonus.

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

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

COUNCILMEMBER'S REPORT:

Councilmember Nelson attended a Master Plan focus group regarding inclusion. She asked City Administrator Huff to address data centers. City Administrator Huff stated that data centers are not currently permitted under the City's Zoning Ordinance. He further stated that the City is working with a consultant and legal counsel to review the issue and potentially propose zoning ordinance provisions specifically addressing data center uses and appropriate restrictions. Renewable energy was also discussed.

Councilmember Boggs asked those present to keep members of the military in their prayers.

Councilmember Rogers commended the Fire Department for its response to a recent incident across the street from his residence. He also reported that the final Cars & Coffee Car Show of the season was very well attended.

Councilmember McAfee stated that she had forgotten her walking stick and her glasses and be assured those present that she was not driving.

MAYOR'S REPORT:

Mayor Shelton announced that Trick-or-Treat will be held on October 31 from 5:30 p.m. to 7:30 p.m. He addressed complaints raised on social media and encouraged residents needing assistance to contact the Police Department directly. Mayor Shelton thanked Mrs. Weimer for her suggestion and observed a moment of silence in remembrance of September 11, 2001.

ADJOURNMENT:

Councilmember Nelson moved to adjourn 6:40 pm.

Tina Bergman, City Clerk

Approved by City Council 9/28/26