

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

**Monday, September 11, 2023**

**PRESENT:** Council Members: Georgia Boggs, Gretchen Bertschy, Amanda Dunnem, Timothy Rogers, William Weimer, John DiCostanzo, Michael Thompson, and Mayor Nick Shelton

**ABSENT:** Charlie McAfee

**STAFF:** Huff, Bergman, Landgraf

**REGULAR COUNCIL MEETING**

The regular Niles City Council meeting was called to order by Mayor Shelton at 6:00 p.m. September 11, 2023. The Pledge of Allegiance was led by Mayor Nick Shelton.

**APPROVAL OF THE AGENDA:**

**Councilmember Rogers** moved, **Councilmember Thompson** seconded to approve the agenda as submitted with the removal of Public Comment.

**ROLL CALL: YEA:** Weimer, DiCostanzo, Thompson, Boggs, Bertschy, Dunnem, Rogers

**NAY:** None **ABSENT:** McAfee **MOTION CARRIED**

**PUBLIC HEARINGS**

To receive public comment on the creation of a Residential Housing District at 411 Fort Street.

**CITIZEN PARTICIPATION: (PUBLIC COMMENTS)**

**Theresa Briand** of 1615 N 15<sup>th</sup> St, Apt 175 expressed gratitude to Ric Huff for his continued responsiveness to her inquiries and to all the Councilmembers who have taken the time to engage with her. Theresa explained that she seeking to raise awareness about instances where public agencies may have disregarded the FOIA laws, violated the Open Meetings Act and about a DDA employee, that in her opinion, appeared to have strayed from their oath and used their position for personal gain. She stated that she is holding public trustees accountable and her quest to understand our local government better.

**Brian Crespo** of 2112 Industrial Dr. addressed Council as to why he felt that NMR should be granted the Microbusiness Class A license.

**Marie Weimer** said that she hopes that we never forget 9/11.

**PRESENTATIONS:**

**CONSENT AGENDA:**

1. Consideration of approving the minutes of August 28, 2023.
2. Consideration of approving the list of bills dated September 5, 2023.
3. Consideration of scheduling a public hearing on September 25, 2023 at 6:00 pm to receive public comment on the proposed Commercial Facilities Exemption Application for Wolverine Investments, LLC at 411 Fort Street.

4. Consideration of scheduling a public hearing on September 25, 2023 at 6:00 pm to receive public comment on the proposed tax abatement program district for 411 Fort Street.
5. Consideration of scheduling a public hearing on September 25, 2023 at 6:00 pm to receive public comment on the proposed Commercial Facilities Exemption Application for Round Barn/Local Libations at 501 Grant Street.
6. Consideration of scheduling a public hearing on September 25, 2023 at 6:00 pm to receive public comment on the proposed tax abatement program district for Round Barn/Local Libations, LLC at 501 Grant Street.

**Councilmember Thompson** moved, **Councilmember Dunnem** seconded to approve the consent agenda as submitted.

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

**CITY ADMINISTRATOR'S REPORT:**

7. Consideration of authorizing the Utilities Department to accept water and sewer infrastructure, on behalf of the City of Niles, within Bertrand Crossing Industrial Park, authorize the Mayor to sign the Utilities Agreement, accept easements to access water and sewer mains and authorize the Utilities Manager to sign as the owner's authorized representative on the EGLE permit applications.

**Councilmember Bertschy** moved, **Councilmember Rogers** seconded to authorize the Utilities Department to accept water and sewer infrastructure, on behalf of the City of Niles, within Bertrand Crossing Industrial Park, authorize the Mayor to sign the Utilities Agreement, accept easements to access water and sewer mains and authorize the Utilities Manager to sign as the owner's authorized representative on the EGLE permit applications.

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

8. Consideration of authorizing the Department of Public works to purchase 2023 F-250 Pickup Truck from Tony Betten Ford of Grand Rapids, Michigan in the amount of \$51,021.00 for use by the Street Department and charge the purchase to Vehicle Capital Equipment Outlay Account.

**Councilmember Rogers** moved, **Councilmember Bertschy** seconded to authorize the Department of Public works to purchase 2023 F-250 Pickup Truck from Tony Betten Ford of Grand Rapids, Michigan in the amount of \$51,021.00 for use by the Street Department and charge the purchase to Vehicle Capital Equipment Outlay Account.

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

9. Consideration of authorizing budget amendments to the 2023 Fiscal Year General Fund revenue of \$2,253,998, the General Fund expense of \$2,337,747, and other funds, including Utility funds expense, of \$798,098.

**Councilmember Bertschy** moved, **Councilmember Dunnem** seconded to authorize budget amendments to the 2023 Fiscal Year General Fund revenue of \$2,253,998, the General Fund expense of \$2,337,747, and other funds, including Utility funds expense, of \$798,098.

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

10. Consideration of awarding a Microbusiness Class A Facility License to BS Ironwood, LLC of at 1641 E. Main Street.

**Councilmember Bertschy** moved, **Councilmember Dunnem** seconded to award a Microbusiness Class A Facility License to BS Ironwood, LLC of at 1641 E. Main Street.

**ROLL CALL: YEA:** Dunnem, Rogers, Weimer, DiCostanzo, Thompson, Boggs, Bertschy

**NAY:** None **ABSENT:** McAfee **MOTION CARRIED**

11. Consideration of awarding a Microbusiness Class A Facility License to Native Michigan Remedies of 2112 Industrial Drive.

**Council Member Bertschy** moved, **Council Member Dunnem** seconded to award a Microbusiness Class A Facility License to Native Michigan Remedies of 2112 Industrial Drive.

**ROLL CALL: YEA:** Rogers, Weimer, DiCostanzo, Thompson, Boggs, Bertschy, Dunnem

**NAY:** None **ABSENT:** McAfee **MOTION CARRIED**

12. Consideration of accepting a grant from Michigan Gateway Community Foundation in the amount of \$27,075.00 for use by the Help for Homes Initiative program for revitalization of owner-occupied homes in the 3<sup>rd</sup> Street corridor and authorize the Mayor to sign the agreement.

**Council Member DiCostanzo** moved, **Council Member Bertschy** seconded to accept a grant from Michigan Gateway Community Foundation in the amount of \$27,075.00 for use by the Help for Homes Initiative program for revitalization of owner-occupied homes in the 3<sup>rd</sup> Street corridor and authorize the Mayor to sign the agreement.

**ROLL CALL: YEA:** Weimer, DiCostanzo, Thompson, Boggs, Bertschy, Dunnem, Rogers

**NAY:** None **ABSENT:** McAfee **MOTION CARRIED**

#### **APPOINTMENTS:**

#### **CITY ATTORNEY'S REPORT:**

#### **COUNCILMEMBER'S REPORT:**

**Councilmember Thompson** thanked the Underground Laugh Lounge for the tickets that allowed his daughter and son-in-law to attend. They enjoyed it and would recommend others to attend. They also plan to return again. Thompson stated that he emailed Council links to videos on the difference of currency and money along with how our financial system basically works to prepare for discussing City fund investing. Thompson also shared an article on the scamdemic also known as the election variant.

**Councilmember Bertschy** moved, Thompson supported to excuse Mayor Shelton from the August 28, 2023 meeting. **AYES:** 7 **NAYES:** 0 **MOTION CARRIED**

Bertschy also announced that this Sunday will be the last Free Concerts in the Park. She acknowledged Caryn Adler and all the wonderful things that she has contributed to.

#### **MAYORS REPORT:**

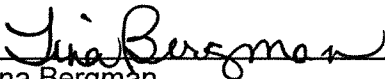
**Mayor Shelton** gave thanks for being excused from the last meeting as he was in Ireland for the Notre Dame game where he was able to meet the Lord Mayor of Belfast. The Mayor congratulated the two businesses that were approved for a Class A Microbusiness License. He also announced that the Apple Festival begins September 28, 2023 and encouraged everyone to go. Lastly, he attended the ribbon cutting for the Underground Laugh Lounge. He found it incredible what the Koebel's have done with that space and is really proud of their efforts with the Carnegie Library. He encouraged everyone to get tickets before they are sold out.

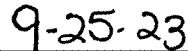
#### **CLOSED SESSION:**



**ADJOURNMENT**

Councilmember Weimer moved to adjourn at 6:26 p.m.

  
\_\_\_\_\_  
Tina Bergman  
Niles City Clerk

  
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Date

