

**CITY OF NILES**  
**REGULAR CITY COUNCIL MEETING**  
**MONDAY, DECEMBER 14 2015, 6:00PM**

The meeting was called to order by Mayor Michael McCauslin in the City Council Chambers, 1345 East Main Street, at 6:00 p.m. The Mayor asked that everyone in the audience join him for a moment of silence in honor of Council Member Scott Clark. The Pledge of Allegiance was led by Mayor Michael McCauslin.

**PRESENT:** Gretchen Bertschy, Georgia Boggs, Robert Durm, David Mann, Tim Skalla, Daniel VandenHeede  
William Weimer, Mayor Michael McCauslin

**ABSENT:** None

**OPEN SEAT:** 4<sup>th</sup> Ward/Precinct 4 (TBA)

**STAFF:** Casperson, Huff, Lamb, Millin, Ray, Wise

**AUDIENCE:** 26

**CITIZEN PARTICIPATION:**

Mowitt Sherman Drew, Jr. introduced himself and offered his services as a follow up to his application for vacant position for 4<sup>th</sup> Ward Council Member.

Charlie McAfee invited the City Council and Mayor to the Niles Senior Center to a free “reclaim love” event. The event is being put together so that people in the community can get to know each other and welcome newcomers into the community. It will take place Friday, December 18 at 6:30pm.

**CONSENT AGENDA:**

1. *Approval of the Minutes of November 23, 2015 will take place at the next regular meeting.*
2. Approval of the Bills.

**ADMINISTRATOR’S REPORT:**

**Introduction of Items for Discussion**

**Items for Council Action**

3. Consideration of adopting a resolution to approve a new five-year ground lease at Jerry Tyler Memorial Airport for James Thompson of Niles, MI, effective January 1, 2016 and expiring on December 31, 2020 and consideration of authorizing the mayor and city clerk to sign the lease.

**DR. JAMES THOMPSON, 1814 MILLER DRIVE, NILES, MI 49120**  
**JERRY TYLER MEMORIAL AIRPORT GROUND LEASE**  
**RESOLUTION #2015-12/1974**

**Council Member Mann** offered the following resolution and moved for its adoption, supported by **Council Member Weimer**

**WHEREAS**, the City of Niles does own and maintain the Jerry Tyler Memorial Airport; and

**WHEREAS**, the City of Niles does let and lease portions of said premises in consideration of rents; and

**WHEREAS, Dr. James Thompson, 1814 Miller Drive, Niles, Michigan 49120**, desires a Ground Lease for the maintenance and storage of aircraft at said premises; and

**WHEREAS**, the City of Niles has drawn up said lease, to be signed by its Mayor and Clerk, by which **Dr. James Thompson** may occupy said described premises for a period of five (5) years commencing on the 1st day of January 2016 with renewal subject to provisions contained in said lease; and

**WHEREAS**, the lessee shall pay all rents and abide by all covenants and conditions of said lease for the prescribed term.

**NOW, THEREFORE, BE IT RESOLVED** that the City of Niles shall enter into a Ground Lease with **Dr. James Thompson** for a term

of five (5) years beginning January 1, 2016 and ending December 31, 2020; and

**FURTHER BE IT RESOLVED**, that the Mayor and City Clerk be authorized and directed to execute the lease on behalf of the City of Niles.

**ROLL CALL:** Yeas: Gretchen Bertschy, Georgia Boggs, Daniel VandenHeede, Robert Durm, David Mann, William Weimer, Wm. Timothy Skalla

**Nays:** None

**Absent:** None

**Abstain:** None

**RESOLUTION 2015-12/1974 DECLARED ADOPTED.**

4. Consideration of adopting a resolution to approve a new five-year building and ground lease at Jerry Tyler Memorial Airport for Keith Mosher, owner of Astro Star Aviation, effective January 1, 2016 and expiring on December 31, 2020 and consideration of authorizing the mayor and city clerk to sign the lease.

**KEITH MOSHER, OWNER OF ASTRO STAR AVIATION, 2018 LAKE STREET, NILES, MICHIGAN 49120  
JERRY TYLER MEMORIAL AIRPORT GROUND LEASE  
RESOLUTION #2015-12/1975**

**Council Member Weimer** offered the following resolution and moved for its adoption, supported by **Council Member Mann**.

**WHEREAS**, the City of Niles does own and maintain the Jerry Tyler Memorial Airport; and

**WHEREAS**, the City of Niles does let and lease portions of said premises in consideration of rents; and

**WHEREAS**, **Keith Mosher owner of Astro Star Aviation, 2018 Lake Street, Niles, MI 49120** desires a Ground Lease for the maintenance and storage of aircraft at said premises; and

**WHEREAS**, the City of Niles has drawn up said lease, to be signed by its Mayor and Clerk, by which Keith Mosher may occupy said described premises for a period of five (5) years commencing on the 1st day of January 1, 2016 with renewal subject to provisions contained in said lease; and

**WHEREAS**, the lessee shall pay all rents and abide by all covenants and conditions of said lease for the prescribed term.

**NOW, THEREFORE, BE IT RESOLVED** that the City of Niles shall enter into a Ground Lease with Keith Mosher, owner of Astro Star Aviation for a term of five (5) years beginning January 1, 2016 and ending December 31, 2020; and

**BE IT FURTHER RESOLVED** that the Mayor and City Clerk be authorized and directed to execute the lease on behalf of the City of Niles.

**ROLL CALL:** Yeas: Gretchen Bertschy, Georgia Boggs, Daniel VandenHeede, Robert Durm, David Mann, William Weimer, Wm. Timothy Skalla

**Nays:** None

**Absent:** None

**Abstain:** None

**RESOLUTION 2015-12/1975 DECLARED ADOPTED.**

**APPOINTMENT TO BOARDS:**

5. Consideration of approving the re-appointment of Penny Brazo to a four-year term on the Niles District Library Board, effective January 1, 2016 and expiring on December 31, 2019.

**Council Member Mann** moved, **Council Member Bertschy** seconded, **MOTION CARRIED**, to approve the re-appointment of Penny Brazo to a four-year term on the Niles District Library Board, effective January 1, 2016 and expiring on December 31, 2019. **AYES: 7 NAYS 0**

6. Consideration of approving the appointment of Sandra Mosier to a three-year term on the Board of Review, effective immediately and expiring on December 31, 2018.

**Council Member Weimer** moved, **Council Member Mann** seconded, **MOTION CARRIED**, to approve the appointment of Sandra Mosier to a three-year term on the Board of Review, effective immediately and expiring on December 31, 2018. **AYES: 7 NAYS 0**

7. Consideration of approving the appointment of Mark Webber to the Niles Downtown Development Authority to complete the unexpired term of Jill Haboush, effective immediately and expiring on December 31, 2016.

**Council Member Durm** moved, **Council Member Bertschy** seconded, **MOTION CARRIED**, to approve the

appointment of Mark Webber to the Niles Downtown Development Authority to complete the unexpired term of Jill Haboush, effective immediately and expiring on December 31, 2016. **AYES: 7 NAYS 0**

8. Consideration of approving the re-appointment of Debra Johnson to a four-year term on the Niles Downtown Development Authority, effective January 1, 2016 and expiring on December 31, 2019.

**Council Member Weimer** moved, **Council Member Mann** seconded, **MOTION CARRIED**, to approve the re-appointment of Debra Johnson to a four-year term on the Niles Downtown Development Authority, effective January 1, 2016 and expiring on December 31, 2019. **AYES: 7 NAYS 0**

9. Consideration of approving the re-appointment of James Furkis to a four-year term on the Niles Downtown Development Authority, effective January 1, 2016 and expiring on December 31, 2019.

**Council Member Bertschy** moved, **Council Member VandenHeede** seconded, **MOTION CARRIED**, to approve the re-appointment of James Furkis to a four-year term on the Niles Downtown Development Authority, effective January 1, 2016 and expiring on December 31, 2019. **AYES: 7 NAYS 0**

**CITY ATTORNEY'S REPORT:**

10. **First Reading and Introduction** of a proposed ordinance to adopt the 2015 Edition of the International Fire Code, regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices of buildings and premises in the City of Niles; providing for the issuance of permits for hazardous uses or operations; repealing the earlier ordinance that adopted the 2009 Edition of the International Fire Code and all other ordinances and parts of ordinances in conflict therewith.

**CLOSED SESSION:** Attorney Consultation: Pending Litigation (CANCELLED)

**COUNCIL MEMBER'S REPORT:**

Council Member Boggs thanked Charlie McAfee for bringing the community together. As a community, we need to collective join forces to bring changes. Niles is still without a DHS office.

Council Member Bertschy reported that she and Council Member Durm attended the meeting held at the library for the high speed rail. They are currently looking at rerouting freight rails to make way for a high speed rail system between Detroit and Chicago that plans to make a stop in Niles.

Council Member Durm attended the lighting of the train Depot.

All Council Members and Mayor paid their respects and condolences to Scott Clark and his family. He will be missed in the community.

**MAYOR'S REPORT:** Announced that the next council will be December 28.

**Council Member Durm** moved, **Council Member Mann** seconded, **MOTION CARRIED**, to move the next council meeting from December 28 to December 21. **AYES: 7 NAYS: 0**

**ADJOURNMENT:** Council Member Weimer moved to adjourn at 6:27pm.

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Linda Casperson

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Date