

COUNCIL MEETING MINUTES
JUNE 4, 2025

Audio recording of full meeting will be available on line on the city's website

Niles City Council held its regular meeting on June 4, 2025, at 6:00 p.m. at the Niles Senior Center in Niles, Ohio.

The meeting was called to order by Council President, Robert Marino Jr., and the Clerk, Nicole Bacak, called the roll:

Weddell- P, Johnstone-P, Sheely-P, Devorich-NP, Julian-P, Lastic- P, Sollitto- P, Marino-P

It was moved by Sollitto, seconded by Johnstone to excuse Devorich from the meeting.
Motion carried.

It was moved by Julian, seconded by Weddell to accept the minutes from the May 7th regular meeting and special meeting on May 16th and place them on file.
Motion carried.

REPORTS AND COMMUNICATIONS

FROM- Billing Department

Adjustments for April 2025

It was moved by Sollitto, seconded by Weddell to accept and place on file.
Motion carried.

FROM- Auditor's office

Statement of cash from revenue and expense- April 2025

It was moved by Julian, seconded by Lastic to accept and place on file.
Motion carried.

FROM- Auditor's office

Check report by check number- April 2025

It was moved by Lastic, seconded by Sollitto to accept and place on file.
Motion carried.

MEMBERS OF THE AUDIENCE TO ADDRESS COUNCIL FOR AGENDA ITEMS

(Public comments began at 4:25 into recording)

NONE

COUNCIL COMMITTEE REPORTS

Safety Committee meeting minutes- May 12, 2025

It was moved by Sheely, seconded by Julian to accept and place on file.
Motion carried.

ORDINANCES AND RESOLUTION

(Legislation began at 4:52 into recording)

The following drafts will be part of the consent agenda, being brought to the floor for the first time, passed together with suspension of three readings, and as an emergency.

ORDINANCE NO. ____ (Draft No. 94-25)

AN ORDINANCE AUTHORIZING THE APPROPRIATION OF FUNDS AND DIRECT PURCHASE OF TWO 2024 CHEVROLET SILVERADO POLICE PURSUIT VEHICLES; AND, DECLARING AN EMERGENCY

ORDINANCE NO. ____ (Draft No. 95-25)

AN ORDINANCE AUTHORIZING THE DISPOSAL OF OBSOLETE VEHICLE BY INTERNET AUCTION ON GOV DEALS AS IT IS NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE BY THE CITY; AND DECLARING AN EMERGENCY

ORDINANCE NO. ____ (Draft No. 96-25)

AN ORDINANCE AUTHORIZING THE APPROPRIATION OF FUNDS FROM THE UNAPPROPRIATED POLICE & FIRE FUND FOR MAINTENANCE OF VEHICLES; AND, DECLARING AN EMERGENCY

ORDINANCE NO. ____ (Draft No. 97-25)

AN ORDINANCE AUTHORIZING THE APPROPRIATION OF FUNDS FROM THE UNAPPROPRIATED GENERAL FUND FOR CIVIL SERVICE TESTING; AND, DECLARING AN EMERGENCY

ORDINANCE NO. ____ (Draft No. 98-25)

AN ORDINANCE AUTHORIZING THE APPROPRIATION OF FUNDS AND DIRECT PURCHASE OF AN APEX R7 DRUG AND NARCOTIC IDENTIFICATION DEVICE FROM DETECTACHEM, INC. FOR THE POLICE DEPARTMENT; AND, DECLARING AN EMERGENCY

ORDINANCE NO. ____ (Draft No. 99-25)

AN ORDINANCE AUTHORIZING THE APPROPRIATION OF FUNDS FROM THE UNAPPROPRIATED POLICE & FIRE FUND FOR EQUIPMENT PURCHASES; AND, DECLARING AN EMERGENCY

ORDINANCE NO. ____ (Draft No. 100-25)

AN ORDINANCE AUTHORIZING APPROPRIATION OF FUNDS FROM THE UNAPPROPRIATED GENERAL FUND FOR LAW DIRECTOR TECHNOLOGY PURCHASES, CONTRACTED LABOR AND MISCELLANEOUS REFUNDS; AND, DECLARING AN EMERGENCY

ORDINANCE NO. ____ (Draft No. 102-25)

AN ORDINANCE AUTHORIZING APPROPRIATION OF FUNDS FROM THE UNAPPROPRIATED WATER FUND FOR SETTLEMENT OF A REFUND; AND, DECLARING AN EMERGENCY

RESOLUTION NO. ____ (Draft No. 103-25)

A RESOLUTION REAPPOINTING JOSEPH MERLO TO THE BOARD OF DIRECTORS OF MEANDER WATER (MVSD)

It was moved by Julian, seconded by Sheely to suspend the rule requiring three readings to this consent agenda.

Mayor Mientkiewicz wanted to give council a quick update on certain items on the agenda. Drafts 94-25 and 98-25 were made possible due to the Opioid Reimbursement. They asked Chief Holland to come up with a plan on how to spend this money, within the federal guidelines, and it was approved by the law office. And for draft no. 99-25, Mayor Mientkiewicz wanted to recognize Ted Bloom for his donation to the City Of Niles safety forces. He donated \$6000.00 to be split between the police and fire departments. Mayor Mientkiewicz thanked Mr. Bloom for his donation.

YEAS: 6 NAYS: 0

Rules are suspended.

It was moved by Julian, seconded by Sollitto to adopt this consent agenda.

YEAS: 6 NAYS: 0

This consent agenda has been adopted on the 4th day of June 2025.

ORDINANCE NO. ____ (Draft No. 101-25)

AN ORDINANCE AUTHORIZING THE TRANSFER OF UNUSED LANDS OWNED BY THE CITY OF NILES TO THE COMMUNITY IMPROVEMENT CORPORATION OF NILES, OHIO ("CIC").

It was moved by Johnstone, seconded by Julian to give a first reading to this Draft 101-25.

YEAS: 6 NAYS: 0

This Draft No. 101-25 has received its first reading on the 4th day of June 2025.

ORDINANCE NO. ____ (Draft No. 104-25)

AN ORDINANCE AMENDING CHAPTER 953.01, "CREMATION OF UNCLAIMED BODIES" OF THE CODIFIED ORDINANCE OF THE CITY OF NILES, IN PART, TO UPDATE THE FOLLOWING SECTIONS FOR CREMATION OF UNCLAIMED BODIES

It was moved by Johnstone, seconded by Lastic to give a first reading to this Draft 104-25.

YEAS: 6 NAYS: 0

This Draft No. 104-25 has received its first reading on the 4th day of June 2025.

MEMBERS OF THE AUDIENCE TO ADDRESS COUNCIL FOR GENERAL PURPOSE

(Public comments began at 10:00 into recording)

Dee Sebben: Mrs. Sebben stated she was at council's last meeting and her yard is still not fixed. She stated that she is going to meet with an attorney on Tuesday about this. Mr. Lastic saw her yard and they put gravel in her yard. There is no topsoil or grass seed in her yard. Law Director Zuzolo pointed out that Mrs. Sebben has not signed the settlement agreement and release. Mrs. Sebben said she is not signing it until her yard is fixed. Law Director Zuzolo said they can't do the work until she signs. She said she isn't signing it and she is suing the city. President Marino interjected and said if there is threat of or pending litigation, council should no longer be discussing this issue.

Mr. Sollitto agreed and said if Mrs. Sebben gets an attorney, then council cannot do anything for her. If she hasn't, he encouraged her to allow them to fix her yard. Law Director Zuzolo reminded everyone that the ordinance that was passed clearly states that in exchange for a settlement agreement and full release, the city would fix the yard. If she is not willing to sign it, there is nothing they can do. Mr. Sollitto tried to explain what the purpose of the release is and why she needs to sign it to allow the work to be completed.

Mrs. Sebben said she isn't signing it because she isn't stupid. She has a medical degree and knows if she signs the release they will not come back because she signed off on it. Law Director Zuzolo said that is not what it says. Again, he explained the release to Mrs. Sebben. He told her he has the agreement ready for her to sign, and it needs to be signed by her and all of the owners of the property and tenants.

Next, Mrs. Sebben asked why her utility bill was for 39 days.

It was moved by Sollitto, seconded by Johnstone to grant an additional three minutes.
Motion carried.

Mrs. Sebben asked again why the bill was for 39 days. Mayor Mientkiewicz said the goal is to have them read between the 30-35 day time period. Sometimes this is not able to happen due to staffing, vacations, leaves, etc. The electric bills are manually read, and this is the main reason for the fluctuation in the reads. This has always been the problem, and they are addressing this in the program to change to automated electric meters. Currently, the water meters can be read automated, but not the electric meters. He would not say we have an issue with staffing, but periodically staffing issues do happen. Mayor Mientkiewicz explained that the following month, everything will balance out and the bill will be for less days. When you add up all of the days throughout the course of the year, you get a year.

Mrs. Sebben said that is not true. Mayor Mientkiewicz said it is true, and they have talked about this multiple times. Mrs. Sebben isn't complaining about the cost of her bill because she is still going to pay it. Her complaint is that the electric bill should be 30-31 days.

George Kuriatnyk: Mr. Kuriatnyk said council is always telling people that they will talk to them after the meetings and they will come out to see the property. He said they all have so much hate for him for something that he did not create. He has brought out people stealing, sleeping on the job, etc. and because he did that no one has said they will come out and look at his curb and sidewalk that was destroyed. When they were trying to get the new waterlines put in by his home, no one came out to ask what could be changed in the contract to get people to sign off on it.

Mr. Kuriatnyk said they have so much hate for him, and that is such a strong word. He does not hate anyone up there. He dislikes some of them and hates what they do sometimes, but he does not hate an individual. Not one person has made an attempt to come and see what his issue is that he has mentioned because they do not like him.

He asked about Draft No. 94-25 and wanted to know how much of his taxes are going to that purchase. Law Director Zuzolo explained that the draft is from a grant. The taxpayers aren't paying for this one, but previous ones would be from the general fund. He asked again for someone to come look at his property and talk to them about what can be changed for them to do the waterline.

MISCELLANEOUS REMARKS

(Miscellaneous remarks began at 20:20 into recording)

President Marino extended his condolences on behalf of the city to Mrs. McMahon on the recent passing of her husband. He was a great guy that he had the pleasure of working with for many years. He wanted to make sure he acknowledged this and give his deepest sympathies.

Mayor Mientkiewicz echoed President Marino's remarks to Mrs. McMahon. Mayor Mientkiewicz wanted to update everyone on some key dates coming up. The electronics drive is Saturday, June 14th behind the Safety Service Building. The annual 4th of July parade is set for Friday, July 4th @ 11:00 AM. Potholing for the lead and copper inventory begins Monday, June 9th and homeowners have been notified of the crews coming around. Mosquito spraying has been moved to Tuesday, June 10th. And lastly, the city was awarded a \$50,000.00 grant through OD &D for the housing technical assistance program to update and modernize the zoning codes. There are strict guidelines for this grant so there will be legislation coming to council to keep this moving. The city was the only entity in Trumbull and Mahoning County to receive this grant.

Mr. Johnstone wanted to take a minute and recognize Chief Holland. He gets calls all hours of the day and anytime he sends something over, Chief Holland is very quick to respond. He wanted to thank him for everything because it makes their job easier.

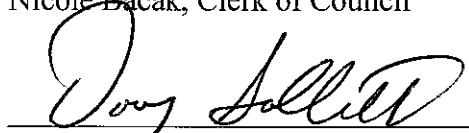
Mr. Sollitto urged Mrs. Sebben to talk to Law Director Zuzolo about her issue and go over the release. Mr. Sollitto commented that Mr. Kuriatnyk was so behaved when he was stating his issue and he thinks someone needs to go over and look at the sidewalk. He asked if Mr. Weddell wanted to go and he would go with him. Mr. Weddell agreed.

ADJOURN

It was moved by Julian, seconded by Sheely to adjourn the meeting.



Nicole Bacak, Clerk of Council



Doug Sollitto, Pro-Tem President of Council