

COUNCIL MEETING MINUTES

May 20, 2026

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

Council as a whole sponsored a public hearing @ 5:00 prior to the regular meeting regarding a 6-month data center moratorium within the City of Niles. Audio recording of this presentation can be found on the Niles website.

Niles City Council held its regular meeting on May 6, 2026, at 6:00 p.m. at the Niles Senior Center in Niles, Ohio.

The meeting was called to order by Council President, Doug Sollitto.

The Clerk, Abbey Lavelle called the roll:

Weddell- P, Johnstone-P, Sheely-P, Leskovec-P, Julian-P, Lastic- P, Stredney-P, Sollitto- P

It was moved by Julian, seconded by Stredney to amend the consent agenda to present a letter from Niles resident, Steve Ruman. Doug Sollitto commented on the letter by Steve Ruman correcting a statement made that Council President does vote in the instance of a tiebreaker and per the ORC is considered part of the administration. It was moved by Julian, seconded by Lastic to accept and place this communication on file. This letter will be on file with the clerk.

It was moved by Stredney, seconded by Lastic to accept and place on file the General Consent Agenda.

Motion carried.

PUBLIC REMARKS

(Public comments began at 6:38 into recording)

Caren Ragozine, who lives near Stevens Park and had trees cut down near her house, commented that no one has been back to cut up the trees and they are just lying there. Additionally, she questioned why no one from the City's insurance has responded to her claims adjuster considering the claim for the fallen trees was submitted months ago. Her concern is not only for her home but for the other residents. The Mayor stated that there were two rounds of tree clearing with more to come but suggested they set up a time with the Park Director to meet to clarify what trees she's looking to get cleaned up. She said it is the trees near the cement pad for frisbee golf. As far as the insurance adjuster issue, Phil Zuzolo will reach out to the City's insurance to see why they haven't reached back out to Mr. and Mrs. Ragozine.

Lou Gerke is following up on his concerns he raised at last council meeting regarding the alley behind Red Dragon Convenient. Mr. Gerke said the Street Department patched it the following day from when he raised his concerns at council but the way it was patched was done terribly and won't last. Doug Sollitto commented that cars are still bottoming out even after the Street Department patched the potholes. The Mayor added that this alley will be permanently addressed under next year's street resurfacing program. Mr. Sollitto said this affects the businesses in front

of the alley and he does not want to lose any more local businesses. He would like this alley to take priority and get fixed sooner rather than later. The Mayor clarified that due to budgetary restraints this alley was budgeted and put on the list for next year and streets take priority. Todd Weddell added that there are people who live on streets in his ward who have waited their turn to get their streets repaved and he would have a problem with an alleyway taking priority over streets. Mr. Weddell stated that Main Street is accessible for these businesses and their customers.

Nicholas Hall commented on property crime in his neighborhood and how it affects the local businesses. He had his garage broken into where the suspects up and walked out with all of his possessions. He feels that the police did not fully investigate this issue as other neighbors nearby experienced the same issue. Doug Sollitto directed this issue to Jimmy Julian, President of Public Safety, who said he will reach out to the Chief of Police about and get back to Mr. Hall.

Mary Crain addressed the comments she made at the last council meeting about having more to do in the City. She stated that Steve Ruman is running her name into the ground on social media, but she has a First Amendment right to speak.

Geo Kuriatnyk addressed the President of Council regarding the statements he made following the letter submitted by Steve Ruman and read into Council. Mr. Kuriatnyk raised his concern that Council will flip on the data center issue like they did with dollar stores and box stores last year. He advised all residents to call the Law Director, James Sheely or Aaron Johnstone regarding concerns about data centers. Mr. Kuriatnyk also commented on the priority of the streets being repaved – stating that some of these alleys should be put ahead of streets who aren't in as bad of shape. Geo also raised a concern about cleaning up the debris and fallen logs in the creek. Going back to the data center issue, Geo wanted answers as to why the City knew about the data center since 2025 but only recently acted on it. Jimmy Julian stated that at the time BitDeer purchased the property in Weathersfield, no one was made aware that they wanted to annex into Niles. It was only until recently that that issue was brought up to Niles administration.

Jessica Gardner thanked Niles Council for listening to their constituents and bringing forth legislation for a data center moratorium. Ms. Gardner made Council and Niles administration aware that the petition was in the back of the room for anyone wanting to sign.

ORDINANCES AND RESOLUTION
(Legislation began at 30:25 into recording)

Aaron Johnstone raised the issue of separating the two ordinances receiving their first reading to allow members of council to abstain from due to potential conflict. It was moved by Stredney, seconded by Julian to amend the agenda to separate the ordinances for individual voting.

ORDINANCE NO. ____ (Draft No. 92-26)
AN ORDINANCE AUTHORIZING THE APPROPRIATION OF FUNDS FROM THE UNAPPROPRIATED GENERAL FUND ACCOUNT 101 TO THE GENERAL FUND MISCELLANEOUS ACCOUNT FOR THE CITY FUNDED BUSINESS GRANT

APPROVED BY THE COMMUNITY IMPROVEMENT CORPORATION OF NILES FOR SAINT POPE JOHN PAUL XXIII; AND, DECLARING AN EMERGENCY.

It was moved by Stredney, seconded by Johnstone to give a first reading to Draft No. 92-26.

Michael Lastic abstained from voting.

YEAS: 6 NAYS: 0

Draft No. 92-26 has received its first reading on this 20th day of May 2026.

ORDINANCE NO. ____ (Draft No. 93-26)

AN ORDINANCE AUTHORIZING THE APPROPRIATION OF FUNDS FROM THE UNAPPROPRIATED GENERAL FUND ACCOUNT 101 TO THE GENERAL FUND MISCELLANEOUS ACCOUNT FOR THE CITY FUNDED BUSINESS GRANT APPROVED BY THE COMMUNITY IMPROVEMENT CORPORATION OF NILES FOR HIGG'S HOT RODS; AND, DECLARING AN EMERGENCY.

It was moved by Stredney, seconded by Sheely to give a first reading to Draft No. 93-26.

YEAS: 7 NAYS: 0

Draft No. 93-26 has received its first reading on this 20th day of May 2026.

The following drafts will be part of the consent agenda passed together with suspension of three readings, and adopted as an emergency as applicable in the corresponding legislation language:

ORDINANCE NO. ____ (Amended Draft No. 67-26)

AN ORDINANCE AMENDING THE NILES ZONING CODE; AND, DECLARING AN EMERGENCY.

ORDINANCE NO. ____ (Draft No. 72-26)

AN ORDINANCE UPDATING CITY OF NILES PERMIT FEES AND NILES FIRE CODE FEE SCHEDULE AND CREATING NILES CODIFIED ORDINANCES 171 AND 172 FOR EACH FEE SCHEDULE, RESPECTIVELY; AND, DECLARING AN EMERGENCY.

ORDINANCE NO. ____ (Draft No. 86-26)

AN ORDINANCE PLACING A TEMPORARY MORATORIUM, NOT TO EXCEED ONE HUNDRED AND EIGHTY (180) DAYS, ON THE GRANTING/ISSUING OF ANY NEW PERMITS, AS WELL AS THE RECEIPT AND PROCESSING OF APPLICATIONS FOR PERMITS, FOR DATA CENTERS WITHIN THE CORPORATE LIMITS OF THE CITY OF NILES; AND, DECLARING AN EMERGENCY.

RESOLUTION NO. ____ (Draft No. 87-26)

A RESOLUTION AUTHORIZING THE CITY OF NILES TO PROCEED WITH THE DEMOLITION OF AN UNSAFE STRUCTURE LOCATED AT 5150 YOUNGSTOWN WARREN ROAD, IN THE CITY OF NILES, TRUMBULL COUNTY, OHIO, AND TO REQUEST THE ASSISTANCE AND COOPERATION OF THE TRUMBULL COUNTY LAND REUTILIZATION CORPORATION IN EFFECTING THE SAME; AND, DECLARING AN EMERGENCY.

RESOLUTION NO. ____ (Draft No. 88-26)

A RESOLUTION AUTHORIZING THE CITY OF NILES TO APPLY FOR THE OHIO DEPARTMENT OF DEVELOPMENT'S RESIDENTIAL ECONOMIC DEVELOPMENT DISTRICT PROGRAM GRANT FUNDING (ROUND 2), AWARDED TO SUPPORT THE CREATION OF WORKFORCE HOUSING NEAR MAJOR ECONOMIC DEVELOPMENT PROJECTS ACROSS THE STATE.

THIS RESOLUTION ALSO AUTHORIZES THE CITY OF NILES TO ACCEPT THE GRANT IF AWARDED, PUBLISH AN RFP AND SELECT CONTRACTOR(S) FOR WORK OUTLINED IN THE GRANT TAKING PLACE AT EACH DEVELOPMENT.

THIS RESOLUTION ALSO AUTHORIZES (IF AWARDED THE GRANT) A 100% REDUCTION ON ALL PERMIT, PLAN REVIEW, AND INSPECTION FEES FOR PROJECTS SUBMITTED IN THE GRANT APPLICATION; AND DECLARING AN EMERGENCY.

RESOLUTION NO. ____ (Draft No. 89-26)

A RESOLUTION AUTHORIZING THE CITY OF NILES TO APPLY FOR THE UNITED STATES DEPARTMENT OF TRANSPORTATION, SAFE STREETS FOR ALL PROGRAM (SUPPLEMENTAL PLANNING ACTIVITIES) GRANT FUNDING, AWARDED IN ORDER FOR LOCAL COMMUNITIES TO CONDUCT IN DEPTH SAFETY STUDIES TO PREVENT ROADWAY FATALITIES AND SERIOUS INJURIES ACROSS THE NATION.

THIS RESOLUTION ALSO AUTHORIZES THE CITY OF NILES TO ACCEPT THE GRANT IF AWARDED, PUBLISH AN RFP AND SELECT CONSULTANT TO COMPLETE THE WORK OUTLINED IN THE GRANT; AND, DECLARING AN EMERGENCY.

ORDINANCE NO. ____ (Draft No. 90-26)

AN ORDINANCE APPROVING A THEN AND NOW PAYMENT REQUEST FOR AMERICAN MUNICIPAL POWER (AMP) FOR LEGAL FEES RELATED TO LOAN AGREEMENT DOCUMENTS; AND, DECLARING AN EMERGENCY.

ORDINANCE NO. ____ (Draft No. 91-26)

AN ORDINANCE AUTHORIZING MONTHLY CASH TRANSFERS; AND, DECLARING AN EMERGENCY.

It was moved by Johnstone, seconded by Lastic to suspend the rule requiring three readings and adopt this consent agenda.

YEAS: 7 NAYS: 0

Rules are suspended and the consent agenda has been adopted on the 20th day of May 2026.

Todd Weddell commented on Draft No. 87-26, stating that the old flea market behind Handels on 422 is finally coming down and he wants to thank the efforts of all involved to authorize the demolition of the building.

MISCELLANEOUS REMARKS

(Miscellaneous remarks began at 38:36 into recording)

Mayor Mientkiewicz reminded everyone that Thursday May 28th at 12:00 will be the ribbon cutting for Riverside Park and Public Square will be finalized here soon with a ribbon cutting on July 4th. Additionally, the annual electronics drive will be June 13th from 10:00 am – 12:00 pm behind the police station at the safety-service complex.

Service Director Anthony Flarey commented on the outstanding attendance from Saturday May 16th by students and volunteers who helped place flags at gravesites in honor of Memorial Day.

Aaron Johnstone highlighted Niles Graduation held on Sunday May 17th, wishing good luck to the Class of 2026 and wishing students a fun and safe summer as today is the last day of school.

James Sheely also commented on the great turnout to help place the flags at the cemetery. Mr. Sheely also thanked Council for doing their due diligence with the data center moratorium, stating that moving forward Council will be putting a plan in place to address the data center issue. Mr. Sheely also encouraged residents to sign the petition that would restrict data centers to 25 megawatts. Mr. Sheely commented on other states' issues with data centers and why it is important to have a plan in place to restrict data centers from coming to Niles.

Ed Stredney received a call about John Street and asked the Mayor when John Street would be completed. The Mayor responded that Monday May 18th they started and should be done relatively soon as they are heading to Waddell Park. Mr. Stredney also commented on the complaints from residents on Belmont in regard to increased dirt bikes and four-wheeler riding late at night. He also sees this on the sidewalks on Robbins Ave. Mr. Stredney inquired about high grass violations to which the Mayor responded that those violations should be reported to the Housing Department for enforcement of our grass maintenance program.

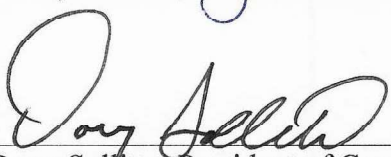
Doug Sollitto thanked the supporters who showed up today in regard to the data center moratorium and thanked Aaron Johnstone as well for presenting the information for the public hearing. Mr. Sollitto highlighted the Memorial Day Ceremony at Niles Cemetery at 11:00 am Monday May 25th and encouraged people to attend this ceremony to honor our veterans. Mr. Sollitto also inquired about video recordings of these meetings as there is only audio recordings

available on our website. Abbey commented that the meetings are recorded via Zoom, but the City is working out a plan to potentially post the videos via link to YouTube on our website to save on storage. The plan would be to post the videos within a day of the meeting via YouTube.

ADJOURN

It was moved by Stredney, seconded by Lastic to adjourn the meeting.


Abbey Lavelle, Clerk of Council


Doug Solitto, President of Council