

COUNCIL MEETING MINUTES

August 19, 2026

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

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-NP, Lastic- P, Stredney-P, Sollitto- P

A motion was made by Sheely to excuse Councilman Julian, seconded by Lastic. Motion carried.

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

Motion carried.

Law Director Philip Zuzolo recommended that Council set a public hearing for the first meeting in October – October 7th – for a zoning change proposal for B3 Zoning District.

PUBLIC REMARKS

(Public comments began at 2:34 into recording)

Geo Kuriatnyk wanted an update on 124 Lawnview and where the City is at with having the Greyhound bus and old cars removed from the property. Philip Zuzolo stated that he cannot discuss an ongoing criminal matter at this time. Geo then asked James Sheely about 544 Pratt Street – to which Sheely will follow up with the Housing Department. Geo then inquired about the use of blue tarps at a certain property (not stated) to which Philip Zuzolo responded that where the property is zoned it is considered Industrial and no Ordinance prohibits blue tarps being used at the property. Geo spoke on multiple issues he sees throughout the City where dilapidated tarps are hanging outside, excess of vehicles and boats on people's property, etc. Zuzolo responded that over the next few months the City will be updating their Codified Ordinances to address these issues. Geo then spoke on his own grass cutting violation that he received to which he admitted he has not cut the grass and has not received any further correspondence or follow up from the City. He questions why Ordinances are in place if they aren't enforced. Geo also brought up a house on the corner of Mistletoe and Liberty that needs checked by the Housing Department. Zuzolo asked Geo to send him the address and information and he will follow up with the Housing Department.

Angel King lives off of Belmont and wanted to make Council and City officials aware of the speeding near the bridge and people driving in the middle of the road to avoid potholes. Also, this bridge past Thomas Street has a lot of rust and debris that falls from it and ends up on the road and make be washed into the river. Angel also asked about the intersection of Robbins/Tibbetts Wick/422 where there is no left turn lane causing traffic backups and potential serious accidents. Doug referred these concerns to Phil who said that both concerns are in Weathersfield jurisdiction and to contact their Administrator to address the issues. The Mayor

added that all of McKinley Heights is Weathersfield jurisdiction. The Mayor added that he will have the Street Department drive out to Belmont to see if it is within Niles City limits to address any potholes or debris in the road.

an incident occurred with the Zoom livestreaming and it was decided to suspend it for the remainder of the meeting

Dee Sebben thanked the City for all they've done so far with improvements and projects. Dee wondered about the sidewalk replacement project and what sidewalks are set to be fixed first. Doug referred this question to the Mayor who stated that the Safe Routes to School Grant is focused on the sidewalks/crosswalks/signalization near the middle school such as Third Street, Brown Street, and Main Street. Dee also asked why Warren Ave was painted with bright bike markers but you cannot access the bike path from Warren Ave. The Mayor also addressed this question stating that it is part of Phase 4 of the Greenway Bike Path Project and grant money is involved for the improvements. Part of the bike path requires bikers to ride on Warren Ave so the markers on the street are for biker safety. Dee also addressed the spike in electric bills recently and wondered if rates had gone up. Doug added that he has received calls from residents who were out of town for extended periods of time and their bill still spiked drastically. The Mayor addressed this stating that the month of July throughout the entire country had record high temperatures and everyone is experiencing this same issue. The Mayor confirmed that the rates have not changed it is just due to high temperatures. Dee also wanted to address the issue with Republic Services leaving garbage debris while collecting garbage. Doug asked the Mayor if Republic is responsible to clean up the debris left behind. The Mayor stated that majority of this issue stems from residents not bagging their trash but if they want to speak with a local representative from Republic to come out and address issues that residents see they can reach out to Mona, her contact information is on the City website. Dee also asked to see more garbage cans near the splash pad, as it fills up quickly on the weekends. The Mayor said the Park Department does a great job keeping up with all of the parks and their trash disposal but come Monday they have a lot to clean up following the weekend.

Jim Frederick wondered about a status update on the data center moratorium and any ordinances that have been put in place since then. Doug referred this question to Aaron Johnstone. Aaron responded that a consultant has been hired to amend our zoning code to address data centers but everything is in the drafting stages. Nothing has been formalized into an ordinance. The goal is to have something in place by the end of the moratorium, but State legislatures proposed Ohio House Bill 983 that would regulate new and existing large-scale data centers that would effect the drafting of an ordinance in Niles Local Code. Aaron does not see HB 983 being in place by the end of our moratorium so we may have to look into extending the moratorium to allow time for HB 983 to either pass or not and know where to go from there. Doug added that HB 983 would regulate the watt size of a data center as news is coming out all across the country with large data centers causing a lot of damage to their local communities.

Emma Kuznik raised the same concerns as at the last meeting she spoke at on June 17th. Emma has issues with her neighbor being a disturbance and recently got a property survey to address a dispute over her fence. Emma feels the City needs to take action to address her neighbor. Emma

thanked Doug Sollitto, Philip Zuzolo and Bear Lastic for helping her as not everyone else at the City or on Council is willing to help her.

***Council authorized an executive session to be held under ORC 121.22G(3) to discuss pending litigation. Roll call was taken to enter executive session: 6 YAYS. Council went into executive session at 6:36 p.m. Roll call was taken to exit executive session: 6 YAYS. Council resumed at 6:44 p.m.

ORDINANCES AND RESOLUTION
(Legislation began at 43:56 into recording)

ORDINANCE NO. ____ (Draft No. 136-26)
AN ORDINANCE ACCEPTING AND CONFIRMING THE DEDICATION OF ILLUMINATION POINT DRIVE AS A PUBLIC STREET OF THE CITY OF NILES, OHIO, PURSUANT TO SECTION 723.03 OF THE OHIO REVISED CODE, AND DECLARING SAID STREET TO BE UNDER THE CARE, SUPERVISION, AND CONTROL OF THE CITY.

It was moved by Weddell, seconded by Stredney to give a first reading to Draft No. 136-26.

YEAS: 6 NAYS: 0

Draft No. 136-26 has received its first reading on this 19th day of August 2026.

RESOLUTION NO. ____ (Draft No. 119-26)
A RESOLUTION AUTHORIZING THE CITY OF NILES TO ADOPT THE TRUMBULL COUNTY MULTIJURISDICTIONAL HAZARD MITIGATION PLAN; AND DECLARING AN EMERGENCY.

It was moved by Weddell, seconded by Stredney to give a third reading to Draft No. 119-26.

YEAS: 6 NAYS: 0

It was moved by Stredney, seconded by Lastic to adopt Draft No. 119-26.

YEAS: 6 NAYS: 0

Draft No. 119-26 has received its third reading and was adopted on this 19th day of August 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. ____ (Draft No. 126-26)
AN ORDINANCE APPROVING A THEN AND NOW PAYMENT REQUEST FOR SUMMIT SUPPLY FOR EMERGENCY REPAIR OF A CURB STOP DUE TO A GALVANIZED SERVICE LINE; AND, DECLARING AN EMERGENCY.

ORDINANCE NO. ____ (Draft No. 127-26)
AN ORDINANCE APPROVING A THEN AND NOW PAYMENT REQUEST FOR TK EXCAVATING FOR EMERGENCY REPAIR OF A LEAKING VALVE; AND, DECLARING AN EMERGENCY.

ORDINANCE NO. ____ (Draft No. 128-26)
AN ORDINANCE APPROVING A THEN AND NOW PAYMENT REQUEST FOR PROGRESSIVE CONSTRUCTION FOR EMERGENCY REPAIR OF A SINKHOLE; AND, DECLARING AN EMERGENCY.

ORDINANCE NO. ____ (Draft No. 129-26)
AN ORDINANCE AUTHORIZING THE SERVICE DIRECTOR TO PURCHASE THROUGH SOURCEWELL COOPERATIVE A V2 STOCK E3 DIGGER TRUCK FOR THE LIGHT DEPARTMENT; AND, DECLARING AN EMERGENCY.

ORDINANCE NO. ____ (Draft No. 130-26)
AN ORDINANCE AUTHORIZING THE SALE OF DECOMMISSIONED POLICE CRUISERS TO CHAMPION TOWNSHIP AS IT IS NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE BY THE CITY; AND DECLARING AN EMERGENCY.

ORDINANCE NO. ____ (Draft No. 131-26)
AN ORDINANCE AUTHORIZING THE TRADE OF DECOMMISSIONED POLICE VEHICLES WITH WEATHERFIELD TOWNSHIP AS THEY ARE NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE BY THE RESPECTIVE CITY; AND DECLARING AN EMERGENCY.

ORDINANCE NO. ____ (Draft No. 132-26)
AN ORDINANCE AUTHORIZING THE TRANSFER OF MONIES FROM VARIOUS ACCOUNTS TO THE UNCLAIMED FUND 663 AS SEVERAL CHECKS REMAIN UNCASHED FOR MORE THAT ONE HUNDRED AND EIGHTY (180) DAYS; AND, DECLARING AN EMERGENCY.

ORDINANCE NO. ____ (Draft No. 133-26)
AN ORDINANCE AUTHORIZING THE MAYOR TO PREPARE AND SUBMIT AN APPLICATION FOR A MATCHING GRANT FROM THE OHIO PUBLIC WORKS COMMISSION (OPWC) FOR THE 2027 NILES STREET RESURFACING PROJECT; AND DECLARING AN EMERGENCY.

ORDINANCE NO. ____ (Draft No. 134-26)

AN ORDINANCE AUTHORIZING THE MAYOR TO PREPARE AND SUBMIT AN APPLICATION FOR A LOAN FROM THE OHIO PUBLIC WORKS COMMISSION (OPWC) FOR THE 2027 NILES SANITARY AND SEWER UPGRADES PROJECT; AND DECLARING AN EMERGENCY.

ORDINANCE NO. ____ (Draft No. 135-26)

AN ORDINANCE AUTHORIZING THE SERVICE DIRECTOR TO ENTER A CONTRACT WITH SUNDANCE SYSTEMS, INC. FOR UPDATED POLICE SOFTWARE AND AUTHORIZING THE APPROPRIATION OF FUNDS FROM THE UNAPPROPRIATED POLICE AND FIRE 1% FUND; AND, DECLARING AN EMERGENCY.

RESOLUTION NO. ____ (Draft No. 137-26)

A RESOLUTION IN SUPPORT OF THE MAHONING RIVER WATER TRAIL EXTENSION.

RESOLUTION NO. ____ (Draft No. 138-26)

A RESOLUTION AUTHORIZING THE CITY OF NILES TO APPLY FOR AND ACCEPT THE OHIO DEPARTMENT OF DEVELOPMENT'S ADVANCED ENERGY FUND GRANT; AND, DECLARING AN EMERGENCY.

ORDINANCE NO. ____ (Draft No. 139-26)

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

ORDINANCE NO. ____ (Draft No. 140-26)

AN ORDINANCE DETERMINING THAT NILES SENIOR APARTMENTS, LLC WAS PROPERLY ENTITLED TO THE COMMUNITY REINVESTMENT AREA TAX ABATEMENT GRANTED PURSUANT TO ORDINANCE NO. 44-06 FOR TAX YEARS 2011 THROUGH 2025; AND, DECLARING AN EMERGENCY.

ORDINANCE NO. ____ (Draft No. 141-26)

AN ORDINANCE AUTHORIZING APPROPRIATION OF FUNDS FROM THE UNAPPROPRIATED LIGHT FUND FOR THE AMI AMP SMART METER INSTALLATION PROJECT; AND, DECLARING AN EMERGENCY.

ORDINANCE NO. ____ (Draft No. 142-26)

AN ORDINANCE AUTHORIZING APPROPRIATION OF FUNDS FROM THE UNAPPROPRIATED SEWER FUND FOR THE WASTEWATER TREATMENT PLANT CLARIFIER WEIR COVERS; AND, DECLARING AN EMERGENCY.

ORDINANCE NO. ____ (Draft No. 143-26)

AN ORDINANCE AUTHORIZING APPROPRIATION OF FUNDS FROM THE UNAPPROPRIATED SEWER FUND FOR THE WASTEWATER TREATMENT PLANT SCREEN ENCLOSURES; AND, DECLARING AN EMERGENCY.

ORDINANCE NO. ____ (Draft No. 144-26)

AN ORDINANCE AUTHORIZING APPROPRIATION OF FUNDS FROM THE UNAPPROPRIATED SEWER FUND FOR THE WASTEWATER TREATMENT PLANT BLOWER REPLACEMENTS; AND, DECLARING AN EMERGENCY.

ORDINANCE NO. ____ (Draft No. 145-26)

AN ORDINANCE AUTHORIZING THE SERVICE DIRECTOR TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACT FOR THE SALT STORAGE DOME REPLACEMENT PROJECT AND AUTHORIZING THE APPROPRIATION OF FUNDS FROM THE UNAPPROPRIATED STREET FUND FOR THE CONSTRUCTION OF THE PROJECT; AND, DECLARING AN EMERGENCY.

ORDINANCE NO. ____ (Draft No. 146-26)

AN ORDINANCE AUTHORIZING THE SERVICE DIRECTOR TO PURCHASE THROUGH SOURCEWELL COOPERATIVE A VACTOR TRUCK FOR THE SEWER DEPARTMENT; AND, DECLARING AN EMERGENCY.

ORDINANCE NO. ____ (Draft No. 147-26)

AN ORDINANCE AUTHORIZING THE SERVICE DIRECTOR TO PURCHASE THROUGH SOURCEWELL COOPERATIVE A DUMP TRUCK FOR THE STREET DEPARTMENT; AND, DECLARING AN EMERGENCY.

ORDINANCE NO. ____ (Draft No. 148-26)

AN ORDINANCE AUTHORIZING THE SERVICE DIRECTOR TO PURCHASE THROUGH SOURCEWELL COOPERATIVE A TRACTOR FOR THE STREET DEPARTMENT; AND, DECLARING AN EMERGENCY.

ORDINANCE NO. ____ (Draft No. 149-26)

AN ORDINANCE AUTHORIZING THE APPROPRIATION OF FUNDS FROM THE UNAPPROPRIATED STREET FUND FOR BOND PAYMENTS; AND, DECLARING AN EMERGENCY.

ORDINANCE NO. ____ (Draft No. 150-26)

AN ORDINANCE AUTHORIZING THE APPROPRIATION OF FUNDS FROM THE UNAPPROPRIATED GENERAL FUND FOR FILING FEES FOR THE LAW DEPARTMENT; AND, DECLARING AN EMERGENCY.

ORDINANCE NO. ____ (Draft No. 151-26)

AN ORDINANCE AUTHORIZING THE SERVICE DIRECTOR TO PURCHASE THROUGH SOURCEWELL COOPERATIVE AN ASPHALT HOTBOX FOR THE STREET DEPARTMENT; AND, DECLARING AN EMERGENCY.

ORDINANCE NO. ____ (Draft No. 152-26)

AN ORDINANCE AUTHORIZING THE APPROPRIATION OF FUNDS FROM THE UNAPPROPRIATED POLICE AND FIRE 1% FUND FOR REPAIR OF DAMAGED POLICE VEHICLE FROM PROCEEDS OF AN INSURANCE CLAIM; AND, DECLARING AN EMERGENCY.

ORDINANCE NO. ____ (Draft No. 153-26)

AN ORDINANCE AUTHORIZING THE SERVICE DIRECTOR TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACT FOR THE PROGRAMMABLE LOGIC CONTROLLER (PLC) REPLACEMENT PROJECT FOR THE WASTEWATER TREATMENT PLANT AND AUTHORIZING THE APPROPRIATION OF FUNDS FROM THE UNAPPROPRIATED STREET FUND FOR THE REPLACEMENT OF THE PLC'S; AND, DECLARING AN EMERGENCY.

ORDINANCE NO. ____ (Draft No. 154-26)

AN ORDINANCE AUTHORIZING A BUDGET LINE-ITEM TRANSFER FROM THE GENERAL FUND 101 FROM THE DEMOLITION ACCOUNT TO THE TECHNOLOGY ACCOUNT AND APPROVING A THEN AND NOW PAYMENT REQUEST FOR IWORQ; AND, DECLARING AN EMERGENCY.

ORDINANCE NO. ____ (Draft No. 155-26)

AN ORDINANCE AMENDING AND RESTATING CHAPTER 745 ("SOLICITING FUNDS") OF THE CODIFIED ORDINANCES OF THE CITY OF NILES, OHIO, ORIGINALLY ENACTED BY ORDINANCE NO. 55-79, PASSED MAY 16, 1979, IN ORDER TO CONFORM SAID CHAPTER TO CONSTITUTIONAL CASE LAW DEVELOPED SINCE ITS ORIGINAL ADOPTION; AND, DECLARING AN EMERGENCY.

RESOLUTION NO. ____ (Draft No. 156-26)

A RESOLUTION AUTHORIZING THE MAYOR TO SUBMIT AN APPLICATION TO THE OHIO HISTORY CONNECTION – OHIO HISTORY FUND GRANT FOR FUNDING COMPLETE A PORTION OF IMPROVEMENTS OUTLINED IN THE WARD-THOMAS HOUSE (HOME OF THE NILES HISTORICAL SOCIETY); AND, DECLARING AN EMERGENCY.

ORDINANCE NO. ____ (Draft No. 157-26)

AN ORDINANCE AUTHORIZING THE APPROPRIATION OF FUNDS FROM THE UNAPPROPRIATED PARK FUND FOR CONSULTANT FEES FOR THE WILDER FIELD OUTFIELD TURF PROJECT; AND, DECLARING AN EMERGENCY.

RESOLUTION NO. ____ (Draft No. 158-26)
**A RESOLUTION AMENDING COUNCIL RULES FOR THE FISCAL YEAR
BEGINNING JANUARY 1, 2026 THROUGH DECEMBER 31, 2027; AND, DECLARING
AN EMERGENCY.**

Ed Stredney questioned Draft 153-26 and why the appropriation was from the Street Fund for a Sewer project. Phil Zuzolo stated that that was a typo and the Clerk will file an interlineation correction certificate with the Draft and fix the error.

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

YEAS: 6 NAYS: 0

Rules are suspended and the consent agenda has been adopted on the 19th day of August 2026.

MISCELLANEOUS REMARKS
(Miscellaneous remarks began at 53:40 into recording)

Mayor Mientkiewicz recognized Bill Holbrook and congratulated him on his retirement from the Niles Light Department. The Mayor also asked for a moment of silence for former Niles firefighter and building inspector, Tony Vigorito, who passed away recently.

Todd Weddell brought attention to the long-awaited demolition of the dilapidated plaza next to Handel's on 422 ; he is excited to see it come down.

Aaron Johnstone passed along a message from the Ragozine family who wanted to thank the City for helping with their assistance in getting the numerous problem trees near their property.

James Sheely wanted to make residents aware to the fact that even though Council is on summer break, the councilmembers and city workers are working to resolve issues brought to their attention. He wants to remind residents to be patient and that some issues take time including going through the Court process.

Frank Leskovec extended his prayers to the Vigorito family.

Ed Stredney wanted to recognize the City for their efforts in improving our parks and these efforts go noticed as the parks have stayed busy with families and residents.

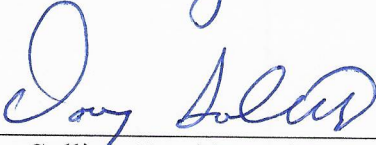
Doug Sollitto discussed his efforts to change term lengths from 2 years to 4 years and limiting the number of terms a council member and the Mayor can run for. This is something he is working on getting on the November 2027 ballot. He encouraged more discussion regarding term limits.

ADJOURN

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



Abbey Lavelle, Clerk of Council



Doug Sollitto, President of Council