

COUNCIL MEETING MINUTES
October 7, 2026

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

*A zoning public hearing was held at 5:00 prior to the regular meeting. Matt Durno from the Zoning Department presented changes to the B3 General Commercial District to allow for a residential component in congruence with the Niles Comprehensive Plan for economic growth and development.

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 Stredney, seconded by Sheely to accept and place on file the General Consent Agenda.

Motion carried.

PUBLIC REMARKS

(Public comments began at 2:17 into recording)

A resident expressed his concern for his high sewer bills. They are twice as much as his water bills. He stated that there is service charges on every bill and claims that when he tries to get answers no one gives him a response. He is of the opinion that the City must be covering something up since they cannot give him a straight answer. Service Director Flarey told the resident that he can speak to him directly for clarification on his sewer and water bill.

Dee Sebben also expressed her concern for her utility bills stating that the time between reads is inconsistent with her electric bill having 34 days in between and her sewer bill having 38 days in between. Flarey responded that read times vary because of staffing as people take vacation or time off and it leaves more work for less people to handle. Dee states that the bills should be 30 days. Dee also stated that she cannot even get a call back or come into City Hall to inquire about any of this because the doors are locked. Flarey stated she can come down anytime and he will answer any questions she has. Aaron Johnstone clarified that even if the bill reading is for 34 or 38 days, a resident is only expected to pay the prorated amount for the 30 days, especially for those on a fixed income. The remaining amount is not forgiven, it is merely applied to the next months bill. Flarey added that the billing department will calculate the accurate amount due for the 30 days. Sheely added that the smart meter project will be coming to Niles here soon where meters can be read remotely and alleviate the discrepancy in reading times.

Amy Giovanna wondered about late fees for those who don't pay the full bill. Philip Zuzolo confirmed that the billing department does not charge a late fee. Aaron Johnstone said the City is more than willing to work with the residents and to call or stop down to work out a prorated payment. Doug Sollitto questioned why the bills couldn't also include a 30-day amount. Aaron Johnstone responded that the billing software does not allow for that and residents will have to

call or stop down to get the 30-day quote. Amy added that a way to alleviate a lot of these frustrations with residents is to maybe send out a memo with the bills informing them of this.

Nick Marku inquired about the new account numbers and the billing software change over wondering if that is the reason the utility bills jumped by a significant amount. Flarey responded that it could have been any number of reasons not just the billing software changeover. Doug Sollitto added that he received a few calls during the summer when the bills first jumped stating that this hike up in billing statements is affecting everyone. Nick also asked whether the bill will tell you if it is an actual read or an estimate read. Flarey confirmed that the utility bill will indicate whether the reading was an actual or an estimate.

Emma Kuznik thanked the council members, council president, Philip Zuzolo and Duke Wheeler for all their help with her neighbor.

*Councilman Sheely was excused for a family emergency.

ORDINANCES AND RESOLUTION
(Legislation began at 19:56 into recording)

ORDINANCE NO. ____ (Draft No. 180-26)
AN ORDINANCE AMENDING CODIFIED ORDINANCE NO. 925.03(A) BY INCREASING THE RATES CHARGED FOR THE USE OF THE SANITARY SEWAGE SYSTEM: FOR THE YEARS 2027 THROUGH 2031; AND DECLARING AN EMERGENCY.

It was moved by Weddell, seconded by Lastic to give a first reading to Draft No. 180-26.

YEAS: 6 NAYS: 0

Draft No. 180-26 has received its first reading on this 7th day of October 2026.

ORDINANCE NO. ____ (Draft No. 165-26)
AN ORDINANCE APPROVING THE APPLICATION FOR THE CITY FUNDED BUSINESS GRANT APPROVED BY THE COMMUNITY IMPROVEMENT CORPORATION OF NILES FOR IMPERIAL GLAZING CONCEPTS INC.; AND, DECLARING AN EMERGENCY.

It was moved by Stredney, seconded by Lastic to give a second reading to Draft No. 165-26.

YEAS: 6 NAYS: 0

Draft No. 165-26 has received its second reading on this 7th day of October 2026.

ORDINANCE NO. ____ (Draft No. 166-26)
AN ORDINANCE APPROVING THE APPLICATION FOR THE CITY FUNDED BUSINESS GRANT APPROVED BY THE COMMUNITY IMPROVEMENT

**CORPORATION OF NILES FOR TJAKS HOSPITALITY LLC DBA TOMMY DOGGS;
AND, DECLARING AN EMERGENCY.**

It was moved by Stredney, seconded by Weddell to give a second reading to Draft No. 166-26.

YEAS: 6 NAYS: 0

Draft No. 166-26 has received its second reading on this 7th day of October 2026.

**ORDINANCE NO. ____ (Draft No. 169-26)
AN ORDINANCE AMENDING CHAPTER 371.12 “ELECTRIC PERSONAL
ASSISTIVE MOBILITY DEVICES” OF THE CODIFIED ORDINANCE OF THE CITY
OF NILES; AND, DECLARING AN EMERGENCY.**

Julian commented on the changes made to this NCO is requiring helmets, pedal bikes only on the Greenway bike path and a red light on the back of the e-scooter for safety while night riding.

It was moved by Julian, seconded by Lastic to give a second reading to Draft No. 169-26.

YEAS: 6 NAYS: 0

Draft No. 169-26 has received its second reading on this 7th day of October 2026.

**ORDINANCE NO. ____ (Draft No. 170-26)
AN ORDINANCE AMENDING CHAPTER 373 “BICYCLES AND MOTORCYCLES”
OF THE CODIFIED ORDINANCE OF THE CITY OF NILES; AND, DECLARING AN
EMERGENCY.**

It was moved by Lastic, seconded by Stredney to give a second reading to Draft No. 170-26.

YEAS: 6 NAYS: 0

Draft No. 170-26 has received its second reading on this 7th day of October 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.**

**RESOLUTION NO. ____ (Draft No. 172-26)
A RESOLUTION AUTHORIZING THE CITY OF NILES TO ACCEPT & TO SELECT
BENEFICIAL ELECTRIFICATION LEAGUE (BEL) (PRE-APPROVED ARC POWER
CONSULTANT) TO HANDLE PROJECT ADMINISTRATION MANAGEMENT; TO
ADVERTISE TO RECEIVE BIDS AS CONSTRUCTION CONTRACTOR FOR THE
CITY OF NILES APPALACHIAN REGIONAL COMMISSION (ARC) PARTNERSHIPS
FOR OPPORTUNITY AND WORKFORCE AND ECONOMIC REVITALIZATION
INITIATIVE (POWER) GRANT PROGRAM; AND APPROPRIATE THE GRANT AND**

**LOCAL MATCH FUNDS FROM THE UNAPPROPRIATED LIGHT FUND; AND,
DECLARING AN EMERGENCY.**

**ORDINANCE NO. ____ (Draft No. 173-26)
AN ORDINANCE AUTHORIZING APPROPRIATION BUDGET TRANSFERS AND AN
APPROPRIATION OF FUNDS FROM THE UNAPPROPRIATED PARK FUND FOR
THE WADDELL PARK MULTI-PURPOSE RECREATION AREA PROJECT; AND,
DECLARING AN EMERGENCY.**

**RESOLUTION NO. ____ (Draft No. 174-26)
A RESOLUTION AUTHORIZING THE SERVICE DIRECTOR TO ADVERTISE FOR
A REQUEST FOR QUALIFICATIONS AND ENTER INTO CONTRACT FOR THE
SAFE ROUTES TO SCHOOL PROJECT; AND, DECLARING AN EMERGENCY.**

**ORDINANCE NO. ____ (Draft No. 175-26)
AN ORDINANCE AUTHORIZING APPROPRIATION OF FUNDS FROM THE
UNAPPROPRIATED PARK FUND FOR THE WILDER FIELD OUTFIELD TURF
REPLACEMENT PROJECT; AND, DECLARING AN EMERGENCY.**

**ORDINANCE NO. ____ (Draft No. 176-26)
AN ORDINANCE AUTHORIZING APPROPRIATION BUDGET TRANSFERS FOR
THE GASOLINE ACCOUNT; AND, DECLARING AN EMERGENCY.**

**ORDINANCE NO. ____ (Draft No. 177-26)
AN ORDINANCE APPROVING A THEN AND NOW PAYMENT REQUEST FOR
ADVANCED TREE SERVICE, LLC FOR EMERGENCY REMOVAL OF A STORM
DAMAGED TREE; AND, DECLARING AN EMERGENCY.**

**ORDINANCE NO. ____ (Draft No. 178-26)
AN ORDINANCE AUTHORIZING THE DISPOSAL OF AN 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. 179-26)
AN ORDINANCE APPROVING A THEN AND NOW PAYMENT REQUEST AND
AUTHORIZING A CHANGE ORDER FOR CROSS COMMERCIAL CONCRETE LLC;
AND, DECLARING AN EMERGENCY.**

**ORDINANCE NO. ____ (Draft No. 181-26)
AN ORDINANCE APPROVING A THEN AND NOW PAYMENT REQUEST FOR
SUMMIT SUPPLY FOR EMERGENCY REPAIR OF A BROKEN WATERMAIN; AND,
DECLARING AN EMERGENCY.**

It was moved by Johnstone, seconded by Julian 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 7th day of October 2026.

MISCELLANEOUS REMARKS

(Miscellaneous remarks began at 27:05 into recording)

Aaron Johnstone called a roundtable meeting prior to the next regular council meeting to discuss extension of the data center moratorium in place currently but set to expire on November 20th.

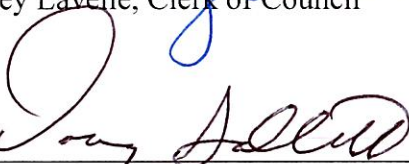
Doug Sollitto acknowledged receiving a letter from a resident regarding a certain property that has a boat parked on their property. The information has been passed along to the Chief of Police, Jay Holland and will be handled accordingly.

ADJOURN

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



Abbey Lavelle, Clerk of Council



Doug Sollitto, President of Council