

**Village of Middlefield Council Minutes
February 8, 2024**

Council met in regular session Mayor Garlich called the meeting to order at 7:00 p.m. with the following members present: Mr. Rick Seyer, Mr. Carl Hornung, Mr. Scott Klein, Ms. Kaitlyn Arganti, Mr. Sam Morrow, and Mr. Bill Blue. Mayor Ben Garlich is excused.

Also present: Ms. Leslie McCoy- Village Administrator, Chief Tucholski, Lt. Graley, Mr. Nick Giardina- Fiscal Officer, Mr. Luke McConville- Solicitor, Mr. Alex Duncan, Ms. Melissa Channel, Ms. Kim Breyley, Mr. John Boksansky- Zoning Inspector, Mr. Roger Hanna, Mr. Kyle Kaplan, and Ben Reed- Fire Department.

1. Opening Ceremony: Pledge of Allegiance was recited.

2. Agenda: No additions/deletions.

3. Approval of Minutes: January 11, 2024 *Mr. Blue made a motion to approve the January 11, 2024 minutes, motion seconded by Mr. Hornung. All in favor: Yeas (6).*

4. Payment of Bills: *Mr. Hornung moved to authorize payments totaling \$407,127.14, motion seconded by Mr. Blue. Roll call: Yeas (6).*

5. FISCAL OFFICER'S REPORT: Income Tax and Financials – The report is included in the packet. Mr. Giardina stated it has been a really good year. Mr. Giardina stated sewer is down because a lot of the factories are now installing chillers. Mr. Giardina stated total receipts are up and expenses are down compared to the year before. Mr. Giardina stated income tax withholdings are down but business deposits for income taxes are up. Mr. Giardina stated this is only for one month and it will look better through April once people start filing taxes.

6. AMBULANCE REPORT – Report is included in the packet.

7. FIRE DEPARTMENT REPORT – Report is included in the packet. Mr. Reed stated there was a total of 83 runs for the month of January. Mr. Reed stated the Fire Department has been attending rescue and fire trainings with University Hospitals. Mr. Reed stated they are looking at purchasing a new water holding truck but this is still in the process of being researched.

8. ECONOMIC DEVELOPMENT: Report is included in the packet. Ms. McCoy stated she has been assisting with the marketing of the Rite Aid property. Ms. McCoy stated she is still waiting for 120 days to come through to be able to accept the annexation of the Hartville project. The Storefront Grant Program now has \$5,800 available because one of the businesses was not able to meet all of the requirements. There will be an ECON meeting on March 12 at 5:30 PM to talk about village succession planning. Ms. Arganti stated herself, Mr. Morrow, and Mr. Hornung will be speaking to Mr. Kruse's 11th grade government class at the High School to discuss how to get involved and to give them more knowledge about how the Council operates within the Village. Ms. McCoy stated all Revolving Loan Funds are current and paid up.

9. ZONING REPORT: Report included is included in packet. Mr. Boksansky stated for the month of January he was able to issue 7 zoning permits.

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10. STREETS, SIDEWALKS & UTILITIES REPORT – Report is included in the packet. Chief Tucholski stated there are a lot of repairs to the wastewater and water treatment plants. There has some snow removal, street sweeping, park trash removal, and branch chipping.

11. POLICE REPORT – Report is included in the packet. Chief Tucholski stated for January there was 437 calls for service. Chief Tucholski stated everything is going good. Christopher Plantz has started the police academy and Robert Hamilton is doing OPOTA training through Lakeland and will be completing that as soon as possible. Chief Tucholski stated there are a couple officers getting ready to go to the OTOA conference and online training for this year has already been started. Chief Tucholski stated the Police Department will be getting new monitors that are compatible with the County server and VPN. Chief Tucholski is requesting approval from Council on early ordering for a new police cruiser as the process can take up to two years and there is a waiting list. **Mr. Blue made a motion to approve the early ordering process for a new police cruiser, motion seconded by Mr. Morrow. All in favor: Yeas (6).**

12. PARKS & RECREATION REPORT – Report is included in the packet. Ms. McCoy stated wrestling, basketball, and cheer are still ongoing. Ms. McCoy stated there are about 8 youth wrestlers that are going to states, Jimmy Soltis will be getting the names of the youth wrestlers to present to Council. Spring Registration is now open for baseball, t-ball, softball, and soccer. Flag football is through the Geauga NFL league.

PUBLIC PARTICIPATION:

- *Thank you to Middlefield-VFW for \$2,000 donation to Shop with Cops* **Mr. Blue made a motion to accept the donation, motion seconded by Mr. Hornung. All in favor: Yeas (6).**

- *Public Hearing 7:30pm for Ordinance 23-161*

Mr. Klein opened the public hearing at 7:30 pm.

Mr. McConville stated this is a change to the zoning ordinance that will allow the Planning and Zoning Commission to grant variances in instances where the party that is requesting the variance has a preexisting nonconforming use. This will make it at the Planning and Zoning Commission’s discretion.

Mr. Klein closed the Public Hearing at 7:33 pm.

COMMITTEE APPOINTMENTS:

MAYOR APPOINTMENTS (approved by Council)

Tax Incentive Review Council

1. _____
2. _____
3. County Commissioner Appointment
4. County Commissioner Appointment
5. County Commissioner Appointment
6. County Auditor (or designee)
7. Cardinal Board of Education Appointment

FIRST READING –

1. **RESOLUTION 24-03 A RESOLUTION REQUESTING THE GEAUGA COUNTY**

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- AUDITOR CERTIFY THE TOTAL TAX VALUATION OF THE VILLAGE AND THE DOLLAR AMOUNT OF REVENUE THAT WOULD BE GENERATED BY A RENEWAL OF THE EXISTING TAX LEVY FOR POLICE SERVICES, AND DECLARING AN EMERGENCY.** Mr. Klein introduced Resolution 24-03 by title only. Mr. Blue made a motion to waive the required reading and declare Resolution 24-03 an emergency, motion seconded by Mr. Hornung. All in favor: Yeas (6). Mr. Blue made a motion to **PASS** Resolution 24-03, motion seconded by Ms. Arganti. All in favor: Yeas (6).
2. **ORDINANCE 24-104 AN ORDINANCE AUTHORIZING VARIOUS ACTIVITIES RELATED TO HIS DAUGHTER'S BACK ALLEY EVENT, WAIVING THE PROHIBITION OF THE CODIFIED ORDINANCES REGARDING SAME, AND DECLARING AN EMERGENCY.** Mr. Klein introduced Ordinance 24-104 by title only. Mr. Klein stated this is on August 17 and was a great event. Mr. Hornung made a motion to place on first reading, motion seconded by Mr. Blue. All in favor: Yeas (6).
3. **ORDINANCE 24-105 AN ORDINANCE AMENDING VILLAGE ORDINANCE 23-137 HIRING DYLAN CONANT, ORDINANCE 23-156 HIRING CHRISTOPHER PLANTZ, AND ORDINANCE 23-157 HIRING ROBERT HAMILTON, AS FULL TIME POLICE OFFICERS, NUNC PRO TUNC, TO PROVIDE AGREED UPON VACATION BENEFITS DURING THEIR INITIAL YEAR OF FULL-TIME EMPLOYMENT, AND DECLARING AN EMERGENCY.** Mr. Klein introduced Ordinance 24-105 by title only. Mr. Hornung made a motion to waive the required reading and declare Ordinance 24-105 an emergency, motion seconded by Mr. Blue. All in favor: Yeas (6). Mr. Hornung made a motion to **PASS** Ordinance 24-105, motion seconded by Mr. Morrow. All in favor: Yeas (6).
4. **ORDINANCE 24-106 AN ORDINANCE ESTABLISHING THE 2024 WAGE RATES FOR POLICE OFFICERS OF THE VILLAGE EFFECTIVE JANUARY 1, 2024, AND DECLARING AN EMERGENCY.** Mr. Klein introduced Ordinance 24-106 by title only. Ms. McCoy stated this is a 1.7% increase for wages. Mr. Morrow made a motion waive the required reading and declare Ordinance 24-106 an emergency, motion seconded by Mr. Hornung. All in favor: Yeas (6). Mr. Hornung made a motion to **PASS** Ordinance 24-106, motion seconded by Mr. Morrow. All in favor: Yeas (6).
5. **ORDINANCE 24-107 AN ORDINANCE ESTABLISHING THE SALARIES AND WAGE RATES FOR THE NON-POLICE EMPLOYEES OF THE VILLAGE EFFECTIVE JANUARY 1, 2024, AND DECLARING AN EMERGENCY.** Mr. Klein introduced Ordinance 24-104 by title only. Mr. Morrow made a motion to waive the required reading and declare Ordinance 24-107 an emergency, motion seconded by Mr. Hornung. All in favor: Yeas (6). Mr. Hornung made a motion to **PASS** Ordinance 24-107, motion seconded by Ms. Arganti. All in favor: Yeas (6).
6. **ORDINANCE 24-108 AN ORDINANCE ESTABLISHING THE SALARIES AND WAGE RATES FOR THE ELECTED OFFICIALS OF THE VILLAGE EFFECTIVE JANUARY 1, 2024, AND DECLARING AN EMERGENCY.** Mr.

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Klein introduced Ordinance 24-108 by title only. Ms. McCoy stated the auditor has requested this ordinance so it is easier for them to find the rates. **Mr. Morrow made a motion to waive the required reading and declare Ordinance 24-108 an emergency, motion seconded by Mr. Hornung. All in favor: Yeas (6). Mr. Blue made a motion to PASS Ordinance 24-108, motion seconded by Mr. Hornung. All in favor: Yeas (6).**

- 7. ORDINANCE 24-109 AN ORDINANCE AUTHORIZING ALL ACTIONS NECESSARY TO ACCEPT NORTHEAST OHIO PUBLIC ENERGY COUNCIL (NOPEC) 2024 ENERGIZED COMMUNITY GRANT, AND DECLARING AN EMERGENCY.** Mr. Klein introduced Ordinance 24-109 by title only. Ms. McCoy stated this will be placed on first reading, this allows the Village to make energy efficient upgrades. **Mr. Hornung made a motion to place Ordinance 24-109 on first reading, motion seconded by Mr. Morrow. All in favor: Yeas (6).**
- 8. ORDINANCE 24-110 AN ORDINANCE SETTING COMPENSATION AND VACATION TIME FOR AARON GRALEY, LIEUTENANT IN THE MIDDLEFIELD POLICE DEPARTMENT RETROACTIVELY EFFECTIVE JANUARY 1, 2024, AND DECLARING AN EMERGENCY.** Mr. Klein introduced Ordinance 24-110 by title only. Chief Tucholski stated this gives him an extra week of vacation and a 5% increase. Chief Tucholski stated Lt. Graley takes care of a lot in the department and deserves the increase. **Mr. Blue made a motion to waive the required reading and declare Ordinance 24-110 an emergency, motion seconded by Mr. Klein. All in favor: Yeas (6). Mr. Morrow made a motion to PASS Ordinance 24-110, motion seconded by Ms. Arganti. All in favor: Yeas (6).**
- 9. ORDINANCE 24-111 AN ORDINANCE ACCEPTING THE BID OF RONYAK PAVING COMPANY FOR THE 2024 RESURFACING PROJECT-ALMEDA DR., STANDISH AVE., AND ORCHARD AVE. IN AN AMOUNT NOT TO EXCEED \$415,344.00 AS THE LOWEST AND MOST RESPONSIVE BID, AND DECLARING AN EMERGENCY.** Mr. Klein introduced Ordinance 24-111 by title only. Chief Tucholski stated there were about 7 bidders and Ronyak had the lowest and most responsive bid. Chief Tucholski stated this project will start after the school year is over. **Mr. Hornung made a motion to waive the required reading and declare Ordinance 24-111 an emergency, motion seconded by Mr. Morrow. All in favor: Yeas (6). Mr. Blue made a motion to PASS Ordinance 24-111, motion seconded by Ms. Arganti. All in favor: Yeas (6).**
- 10. ORDINANCE 24-112 AN ORDINANCE SELECTING THE BID OF COLD HARBOR BUILDING COMPANY FOR THE WELL NO. 3 PROJECT- PHASE III RE-BID, IN AN AMOUNT NOT TO EXCEED \$1,073,700.00 TO BE THE LOWEST, MOST RESPONSIVE AND RESPONSIBLE BID FOR SAID PROJECT, AND AUTHORIZING AND DIRECTING THE VILLAGE ADMINISTRATOR TO ENTER INTO A CONTRACT WITH SAID BIDDER FOR THAT PROJECT, AND DECLARING AN EMERGENCY.** Mr. Klein introduced Ordinance 24-112 by title only. Ms. McCoy stated this was a rebid and it came in lower. **Mr. Blue made a motion to waive the required reading and declare Ordinance 24-112 an emergency, motion seconded by Mr. Hornung.**

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All in favor: Yeas (6). Mr. Morrow made a motion to **PASS** Ordinance 24-112, motion seconded by Mr. Blue. All in favor: Yeas (6).

SECOND READING

1. **RESOLUTION 24-02 A RESOLUTION AUTHORIZING THE ARCHIVIST TO ACT AS THE DESIGNATED REPRESENTATIVE OF THE MEMBERS OF THE VILLAGE OF MIDDLEFIELD COUNCIL FOR PURPOSE OF REQUIRED PUBLIC RECORDS TRAINING.** Mr. Klein introduced Resolution 24-02 by title only. Mr. Blue made a motion to place Resolution 24-02 on second reading, motion seconded by Mr. Hornung. All in favor: Yeas (6).
2. **ORDINANCE 24-101 AN ORDINANCE REVIEWING THE SCHEDULE OF FEES IMPOSED BY THE VILLAGE PURSUANT TO SECTION 135.09.** Mr. Klein introduced Ordinance 24-101 by title only. Ms. McCoy stated this is to add an at cost for the meters as opposed to a dollar amount since the cost fluctuates. Mr. Blue made a motion to place Ordinance 24-101 on second reading, motion seconded by Mr. Hornung. All in favor: Yeas (6).
3. **ORDINANCE 24-102 AN ORDINANCE ACCEPTING THE ANNEXATION OF 25.34 ACRES OF LAND IN MIDDLEFIELD TOWNSHIP TO THE VILLAGE OF MIDDLEFIELD, AND DECLARING AN EMERGENCY.** Mr. Klein introduced Ordinance 24-102 by title only. Ms. Arganti made a motion to place Ordinance 24-102 on second reading, motion seconded by Mr. Morrow. All in favor: Yeas (6).
4. **ORDINANCE 24-103 AN ORDINANCE IMPLEMENTING SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE, ESTABLISHING AND DESCRIBING THE BOUNDARIES OF COMMUNITY REINVESTMENT AREA IN THE VILLAGE OF MIDDLEFIELD AND A TAX INCENTIVE REVIEW COUNCIL, AND DECLARING AN EMERGENCY.** Mr. Klein introduced Ordinance 24-103 by title only. Mr. Morrow made a motion to place Ordinance 24-103 on second reading, motion seconded by Mr. Hornung. All in favor: Yeas (6).

THIRD READING

1. **ORDINANCE 23-161 AN ORDINANCE AMENDING CODIFIED ORDINANCE SECTION 1163.04 ENTITLED “EXTENSION”, AND DECLARING AN EMERGENCY.** Mr. Klein introduced Ordinance 23-161 by title only. Mr. Hornung made a motion to **PASS** Ordinance 23-161, motion seconded by Mr. Morrow. All in favor: Yeas (6).

OLD BUSINESS

NEW BUSINESS

1. **Web Site Report – Kim Breyley:** Included in the packet. Ms. Breyley stated it was a great month and user numbers are up a little bit.

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COMMITTEE REPORTS and COMMUNICATIONS

Planning & Zoning (Mayor Garlich/Mr. Klein/Mr. Linberg/Mr. Dietrich/Ms. Shaffer) –
No meeting in January.

Streets, Sidewalks, & Utilities (Mr. Seyer/Ms. Arganti/ Ben Garlich) – No meeting in
January.

**Economic Development Committee (Mayor Garlich, Ms. Arganti, Mr. Klein, Mr.
Michalakes, Mr. Dietrich, Ms. Breyley, Ms. Martin) –** No meeting in January.

Parks & Recreation (Mr. Blue/ Ms. Arganti/ Mayor Garlich/ Ms. Naples/ Mr. Soltis) –
January meeting minutes included in the packet.

Finance & Ordinance (Ms. Arganti/ Mr. Klein/Mr. Blue) – January meeting minutes
included in the packet.

Public Safety (Mr. Morrow/ Mr. Hornung/Mr. Seyer) – January meeting minutes
included in the packet.

VILLAGE CALENDAR: (ALL MEETING DATES ARE SUBJECT TO CHANGE)

FEBRUARY – (Subject to change)

February 6, 2024 5:30PM STREETS, SIDEWALKS & UTILITIES

February 6, 2024 6:00PM PLANNING COMMISSION

February 8, 2024 5:30PM RECREATION

February 8, 2024 12:30PM REVOLVING LOAN FUND

February 8, 2024 6:00PM FINANCE & ORDINANCE

February 8, 2024 6:30PM SAFETY

February 8, 2024 7:00PM COUNCIL

February 19, 2024 VILLAGE HALL CLOSED – President’s Day Observed

MARCH – (Subject to change)

March 12, 2024 5:00PM STREETS, SIDEWALKS & UTILITIES

March 12, 2024 5:30PM ECONOMIC DEVELOPMENT

March 12, 2024 6:00PM PLANNING COMMISSION

March 14, 2024 5:30PM RECREATION

March 14, 2024 6:00PM FINANCE & ORDINANCE

March 14, 2024 6:30PM SAFETY

March 14, 2024 7:00PM COUNCIL

EXECUTIVE SESSION- None

ADJOURNMENT

**Mr. Hornung motioned to adjourn the Council meeting at 8:04 PM, motion
seconded by Mr. Klein. All in favor: Yeas. (5)**

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PENDING

Tabled: Resolution 21-08

Approved: _____
MAYOR

Attest: _____
FISCAL OFFICER