

Village of Middlefield Council Minutes

August 14, 2025

Council met in regular session Mayor Garlich called the meeting to order by **roll call** at 7:00 p.m. with the following members present: Mayor Garlich, Mr. Scott Klein, Mr. Carl Hornung, Ms. Kaitlyn Arganti, Mr. Sam Morrow, Mr. Bill Blue, and Mr. Chris Michalakes.

Also present: Ms. Leslie McCoy- Village Administrator, Chief Tucholski, Lt. Graley, Mr. Nick Giardina- Fiscal Officer, Mr. Luke McConville- Village Solicitor, Mr. Alex Duncan, Ms. Kim Breyley, Mr. John Boksansky- Zoning Inspector, Ms. Ann Wishart- Maple Leaf, Lt. Tony Yeropoli- Fire Department Representative, Mr. Kyle Kaplan, Mr. Sim O'Dell, Mr. Jack Cunningham- Cardinal Schools Superintendent, and Ms. Sabine Weizer.

1. Opening Ceremony: Pledge of Allegiance was recited.

PUBLIC PARTICIPATION:

1) Sports Team Recognition- Pony Baseball Team 2:

Mayor Garlich recognized the Pony Baseball Team 2 for a great season. Each player on the team received a certificate of achievement. The Ponies Baseball Team 2 won the overall championship.

2) Proclamation of Appreciation to Vikki Naples:

Mayor Garlich recognized Vikki Naples for her excellence while employed as the Recreation Program Supervisor for the Village of Middlefield. Mayor Garlich presented Vikki Naples with a proclamation thanking her for her dedication and for doing such a great job.

2. Agenda: No deletions. **Additions: New business # 3- Construction hours and new business # 4- naming of the new building. Executive Session at end of the meeting for potential litigation for employee/personnel.**

3. Approval of Minutes: July 10, 2025. *Mr. Hornung made a motion to approve July 10, 2025 minutes, motion seconded by Mr. Blue. Roll Call. All in favor: Yeas (6).*

4. Payment of Bills: *Mr. Hornung moved to authorize payments totaling \$847,633.08, motion seconded by Mr. Morrow. Roll Call. All in favor: Yeas (6).*

5. FISCAL OFFICER'S REPORT: Income Tax and Financials – The report is included in the packet. Mr. Giardina stated income tax is up compared to the prior year. Water revenue is up and sewer is slightly down. The main three categories of water, sewer, and income tax are up about .5%. Mr. Giardina stated total receipts are down but expenses are also down so spending is less than the previous year. Mr. Giardina stated employment withholdings are still up and holding strong, individual payments are also strong. Business deposits are down but employment numbers in the Village are still up.

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6. AMBULANCE REPORT – Report is included in the packet. Mr. O'Dell is the new manager for Community Care and stated Community Care just purchased 3 new ambulances.

7. FIRE DEPARTMENT REPORT – Report is included in the packet. Lt. Yeropoli stated for the month of July there were 71 runs. Lt. Yeropoli stated it was a busy training month. There was a lot of fire training and drone training. Lt. Yeropoli stated the Fire Department participated in Safety Town at the Cardinal Elementary School and also did inspections at the new HC Companies Warehouse and the new Briar Hill Cottages. Lt. Yeropoli stated Hartville has completed all Fire safety requirements through the fire department and has passed all. There was a Safety Expo for the Amish held at Heritage Marketplace that was very well attended by the Amish community.

8. ECONOMIC DEVELOPMENT: Ms. McCoy has included a report in the packet. Ms. McCoy stated the loan application was signed for Well #5 so it will be submitted. The project planning for the Waste Water Treatment Plant is ongoing. Ms. McCoy stated she is still looking into some grants and funding to see what is available.

9. ZONING REPORT: Report is included in packet. Mr. Boksansky stated for the month of July he was able to issue 8 out of 10 zoning permits that were applied for.

10. STREETS, SIDEWALKS & UTILITIES REPORT – Report is included in the packet. Chief Tucholski stated the service and streets employees have been working on Eagle Park maintenance, mosquito spraying, mowing, brush pickup, and park maintenance. Chief Tucholski stated the sidewalk program will begin next week. Grove and Ridgewood should be done by the end of next week.

11. POLICE REPORT – Report is included in the packet. Chief Tucholski stated for the month of July there were 491 calls of service. Chief Tucholski stated everything is going very well. Officer Burge and Officer Friend are in phase 2 of their FTO Training. The body cameras and the dash cameras are now installed and being used.

12. PARKS & RECREATION REPORT – Report is included in the packet. Ms. McCoy stated fall sports are starting up this week. Ms. McCoy stated she is working on the winter recreation brochure and registration. Ms. McCoy stated registration numbers are strong.

PUBLIC PARTICIPATION:

- 3) Mr. Jack Cunningham- Cardinal Local Schools Superintendent is present to speak to Council and the public about plans for the new Heritage Pointe development that is going in on Lake St. Mr. Cunningham has included a packet of the next initiative of what the Board is trying to do when the school recognizes that someone moves in to the school district. Mr. Cunningham stated the letter provides reasons on why they should choose Cardinal and provides them with access to the district and the community for things that happen. Mr.

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Cunningham stated the welcome letter also includes that sports and extra-curricular activities are free. Mr. Cunningham stated he has also been working with Ms. McCoy so they have included a brochure with local stores, restaurants, and things to do.

- 4) Mr. Kochy is present with concerns on the smell still coming from Greenleaf. Mayor Garlich stated Mr. Kochy will have to work directly with Greenleaf on resolving any issues since the Village has done all they can to remedy the issue. Mr. McConville added to Mr. Kochy that if he is being represented by legal counsel he would be happy to speak directly with them to discuss the issue.

Mr. Kochy stated he is also requesting that more signage and a crosswalk be added between Cinda's Restaurant and the Middlefield Bank Plaza. Mayor Garlich stated they will look into it and find something to put there so it is safer for the pedestrians that cross the street right there. Chief Tucholski stated he will also make sure to add more signage and make it more visible.

FIRST READING –

- 1. RESOLUTION 25-14 A RESOLUTION AUTHORIZING THE VILLAGE ADMINISTRATOR TO APPLY FOR, ACCEPT AND ENTER INTO A WATER POLLUTION CONTROL LOAN FUND (WPCLF) AGREEMENT ON BEHALF OF THE VILLAGE OF MIDDLEFIELD FOR PLANNING, DESIGN AND CONSTRUCTION SERVICES, DESIGNATING A DEDICATED REPAYMENT SOURCE FOR THE LOAN, AND DECLARING AN EMERGENCY.** Mayor Garlich introduced Resolution 25-14 by title only. Ms. McCoy stated this is for the new filter operation at the WWTP. This allows her to apply for the loan create a designated fund for this project. **Mr. Hornung made a motion to place Resolution 25-14 on first reading as an emergency, motion seconded by Mr. Morrow. Roll Call. All in favor: Yeas (6).**
- 2. ORDINANCE 25-130 AN ORDINANCE APPROVING THE EDITING AND INCLUSION OF CERTAIN ORDINANCES AS PARTS OF THE VARIOUS COMPONENT CODES OF THE CODIFIED ORDINANCES OF THE VILLAGE OF MIDDLEFIELD, OHIO.** Mayor Garlich introduced Ordinance 25-130 by title only. Ms. McCoy stated these are the ordinances from January through June that get sent to be codified. Keeping this updated in a timely manner helps out the Police Department. **Mr. Hornung made a motion to place Ordinance 25-130 on first reading, motion seconded by Ms. Arganti. Roll Call. All in favor: Yeas (6).**
- 3. ORDINANCE 25-131 AN ORDINANCE ACCEPTING OPIOID SETTLEMENT FUNDS AND DIRECTING PLACEMENT OF SUCH FUNDS IN A SEPARATE FUND, AND DECLARING AN EMERGENCY** Mayor Garlich introduced Ordinance 25-131 by title only. Mr. McConville stated the Ohio Attorney General has joined various settlements against 5 or 6 different pharmaceutical opioid

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producers and the State of Ohio would be a recipient of funds that would result from class action lawsuits that were filed against the manufacturers. In order for the Village of Middlefield to be eligible in a portion legislative action would need to be taken to express the intent to join. Mr. McConville stated this will all come out of the same type of fund. **Mr. Hornung made a motion to place Ordinance 25-131 on first reading as an emergency and waive the required readings, motion seconded by Mr. Klein. Roll Call. All in favor: Yeas (6). Mr. Hornung made a motion to PASS Ordinance 25-131, motion seconded by Mr. Morrow. Roll Call. All in favor: Yeas (6).**

- 4. ORDINANCE 25-132 AN ORDINANCE ESTABLISHING ELIGIBILITY FOR HEALTH AND HOSPITALIZATION, VISION AND DENTAL INSURANCE BENEFITS FOR MEMBERS OF COUNCIL COMMENCING UPON THEIR NEXT TERMS OF OFFICE.** Mayor Garlich introduced Ordinance 25-132 by title only. Mayor Garlich stated this allows elected members of Council Members to receive health, vision, and dental benefits like other employees receive and it does not cost the Village anything since it requires 100% payment of the monthly premium by the elected official. **Mr. Hornung made a motion to place Ordinance 25-132 on first reading, motion seconded by Mr. Morrow. Roll Call. All in favor: Yeas (6).**
- 5. ORDINANCE 25-133 AN ORDINANCE AMENDING CODIFIED ORDINANCE SECTION 133.04 ENTITLED “PRODUCTION OF PUBLIC RECORDS” AND DECLARING AN EMERGENCY.** Mayor Garlich introduced Ordinance 25-133 by title only. Mr. McConville stated there was changes in state law that allow municipalities to charge particular rates in connection with costs incurred by a municipality for production of public records that are video or on compact disc because often these are typically requests that are for body camera footage or other police related video. Mr. McConville stated this can be very time consuming due to having to redact information if for example a juvenile is involved so this law allows municipalities to charge \$75 an hour with a maximum of \$750 per request for the production of such records. Mr. Morrow stated he has concerns on why the rate is so high. Chief Tucholski stated some public records requests can take nearly 3 months to deliver. Chief Tucholski stated this is what it would cost for labor to pull such a request. Mr. Morrow asked if this would be the same for a legitimate request. Mr. McConville stated there is an assumption that every request is legitimate and that assumption is included in the law. Mr. McConville stated there is a lot of time and labor that goes into reviewing the public records request to make sure that there is no violation in any laws. **Mr. Klein made a motion to place Ordinance 25-133 on first reading as an emergency and waive the required readings, motion seconded by Mr. Hornung. Roll Call. All in favor: Yeas (5) - Mr. Klein, Mr. Michalakes, Ms. Arganti, Mr. Blue, and Mr. Hornung. No (1) - Mr. Morrow. Mr. Hornung made a motion to PASS Ordinance 25-133, motion seconded by Mr. Blue. Roll**

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Call. All in favor: Yeas (5) - Mr. Klein, Mr. Michalakes, Ms. Arganti, Mr. Blue, and Mr. Hornung. No (1) - Mr. Morrow.

SECOND READING

THIRD READING

NEW BUSINESS

1. **Web Site Report** – Kim Breyley: Included in the packet. Ms. Breyley stated it was a strong month and user percentage is up. Ms. Breyley stated the Village of Middlefield page was hacked and taken over so Ms. Breyley has started the process on creating a new Facebook page.
2. **Shred Day- August 23rd 9am-12pm Behind Village Hall.**
3. **Regulation of Construction Hours:** Chief Tucholski stated 7am-8pm would be a good time frame for construction hours.
4. **BFG Building Status, Naming, & Rental Potential:** Ms. McConville stated the property is ready to close and funds will remain in the escrow account. Mayor Garlich stated the building will take a while to update for tenants but progress is being made. Mayor Garlich stated rental space will be \$6.00 a foot. Mayor Garlich stated he is taking recommendations on building names.

COMMITTEE REPORTS and COMMUNICATIONS

Planning & Zoning (Mayor Garlich/Mr. Klein/Mr. Linberg/Mr. Dietrich/Ms. Shaffer) – July meeting minutes included in the packet. Mr. Klein gave a quick recap of the Planning and Zoning meeting from Tuesday.

Streets, Sidewalks, & Utilities (Mr. Klein/ Mr. Hornung / Ben Garlich) – July meeting minutes included in the packet.

Economic Development Committee (Ms. McCoy, Mr. Klein, Ms. Arganti, Mr. Michalakes, Mr. Dietrich, Ms. Breyley, Ms. Martin) – No meeting in July.

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

Finance & Ordinance (Mr. Morrow/ Ms. Arganti/Mr. Michalakes) – July meeting minutes included in the packet.

Public Safety (Mr. Blue/ Mr. Hornung/Mr. Michalakes) – July meeting minutes included in the packet.

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

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AUGUST-(Subject to change)

August 12, 2025 5:15PM STREETS, SIDEWALKS, & UTILITIES

August 12, 2025 6:00PM PLANNING COMMISSION

August 14, 2025 Senior Trash Day–Geauga Dept. on Aging Pre-Registration Required

August 14, 2025 5:00PM ECONOMIC DEVELOPMENT

August 14, 2025 5:30PM RECREATION COMMITTEE

August 14, 2025 6:00PM FINANCE & ORDINANCE COMMITTEE

August 14, 2025 6:30PM SAFETY COMMITTEE

August 14, 2025 7:00PM COUNCIL

August 23, 2025 Shred Day 9am-12pm Village Hall

SEPTEMBER – (Subject to change)

September 1, 2025 Labor Day – Village Hall Offices Closed

September 9, 2025 5:15PM STREETS & UTILITIES COMMITTEE

September 9, 2025 6:00PM PLANNING COMMISSION MEETING

September 11, 2025 5:30PM RECREATION COMMITTEE

September 11, 2025 6:00PM FINANCE & ORDINANCE COMMITTEE

September 11, 2025 6:30PM SAFETY COMMITTEE

September 11, 2025 7:00PM COUNCIL

General Discussion: None

EXECUTIVE SESSION: Mr. Klein made a motion to adjourn into executive session at 8:31PM for property acquisition, motion seconded by Mr. Hornung. Roll Call. All in favor: Yeas (6).

Mr. Hornung made a motion to adjourn out of executive session at 8:41PM for property acquisition, motion seconded by Mr. Blue. Roll Call. All in favor: Yeas (6).

ADJOURNMENT

Mr. Hornung motioned to adjourn the Council meeting at 8:42 PM, motion seconded by Ms. Arganti. Roll Call. All in favor: Yeas. (6)

PENDING

Tabled: Resolution 21-08

These Council Meeting Minutes are to be supplemented by any audio recording of the Meeting, to the extent any such audio recording exists and is kept by the Village.

Approved: _____
MAYOR

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Attest: _____
FISCAL OFFICER