

Village of Middlefield Council Minutes

September 11, 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, and Ms. Sabine Weizer.

1. Opening Ceremony: Pledge of Allegiance was recited.

2. Agenda: No deletions. **Additions: BFG Building update.**

3. Approval of Minutes: August 14, 2025. **Mr. Hornung made a motion to approve August 14, 2025 minutes, motion seconded by Mr. Morrow. Roll Call. All in favor: Yeas (6).**

4. Payment of Bills: **Mr. Hornung moved to authorize payments totaling \$494,847.18, motion seconded by Mr. Klein. 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, water, and sewer are up 2.43% compared to the previous year. Mr. Giardina stated last month receipts were up last month even after putting down 20% for the BFG Property. Mr. Giardina stated withholdings in the Village are up about 2.8% showing that employment in the Village is strong. This also improves the income tax infrastructure fund. Mr. Giardina stated finances in the Village are very strong.

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

7. FIRE DEPARTMENT REPORT – Report is included in the packet. Lt. Yeropoli stated for the month of August there was 67 runs. Lt. Yeropoli stated medical runs are slightly trending upwards. Lt. Yeropoli stated Hartville Hardware and HC Companies are completing their inspections. The schools had all inspections complete before school opened for the year.

8. ECONOMIC DEVELOPMENT: Ms. McCoy has included a report in the packet. Ms. McCoy stated she has been receiving inquiries about vacant spaces and has been following up on those.

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

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10. STREETS, SIDEWALKS & UTILITIES REPORT – Report is included in the packet. Chief Tucholski stated Eagle Park is now closed. The Service Dept. has been doing brush pickup, park maintenance, mowing, sidewalks, and street sweeping.

11. POLICE REPORT – Report is included in the packet. Chief Tucholski stated for the month of August there were 454 calls of service. Chief Tucholski stated Officer Burge and Officer Friend are doing very well in their training.

12. PARKS & RECREATION REPORT – Report is included in the packet. Ms. McCoy stated fall sports are currently in progress and winter sports registration is now open. Trick or Treat will be held on Friday, October 31st (Halloween) 5:30PM-7:30PM.

FIRST READING –

- 1. RESOLUTION 25-15 A RESOLUTION AUTHORIZING THE VILLAGE ENGINEER TO PREPARE PLANS AND SPECIFICATIONS FOR THE VILLAGE'S CAPITAL IMPROVEMENT PLAN FOR THE 2026 CALENDAR YEAR, AND DECLARING AN EMERGENCY** Mayor Garlich introduced Resolution 25-15 by title only. Ms. McCoy stated this is for utility improvements in the Village for 2026. **Mr. Hornung made a motion to place Resolution 25-15 on first reading as an emergency and waive the required readings, motion seconded by Mr. Morrow. Roll Call. All in favor: Yeas (6). Mr. Morrow made a motion to PASS Resolution 25-15, motion seconded by Mr. Hornung. Roll Call. All in favor: Yeas (6).**
- 2. RESOLUTION 25-16 A RESOLUTION AUTHORIZING THE ISSUANCE OF A US BANK MASTERCARD AND A BANK OF MIDDLEFIELD VISA, EACH WITH A MAXIMUM CREDIT LIMIT OF \$2,000, IN THE NAME OF LIEUTENANT AARON GRALEY FOR POLICE DEPARTMENT AND/OR VILLAGE EXPENDITURES, AND DECLARING AN EMERGENCY** Mayor Garlich introduced Resolution 25-16 by title only. Lt. Graley stated this was requested to free up Joe's card to the Service Dept. and then the Police can track their expenditures better. **Mr. Hornung made a motion to place Resolution 25-16 on first reading as an emergency and waive the required readings, motion seconded by Ms. Arganti. Roll Call. All in favor: Yeas (6). Mr. Hornung made a motion to PASS Resolution 25-16, motion seconded by Mr. Morrow. Roll Call. All in favor: Yeas (6).**
- 3. RESOLUTION 25-17 A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR, AND DECLARING AN EMERGENCY.** Mayor Garlich introduced Resolution 25-17 by title only. Mr. Giardina stated this is for the budget approvals and this is a Resolution accepting the County's proposal. **Mr. Hornung made a motion to place Resolution 25-17 on first reading as an emergency and waive the required readings, motion seconded by Mr. Klein.**

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- Roll Call. All in favor: Yeas (6). Mr. Morrow made a motion to **PASS** Resolution 25-17, motion seconded by Ms. Arganti. Roll Call. All in favor: Yeas (6).
4. **RESOLUTION 25-18 A RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS AND DECLARING AN EMERGENCY** Mayor Garlich introduced Resolution 25-18 by title only. Ms. McCoy stated this is the quarterly transfer of funds. **Mr. Hornung made a motion to place Resolution 25-18 on first reading as an emergency and waive the required readings, motion seconded by Mr. Morrow. Roll Call. All in favor: Yeas (6). Mr. Hornung made a motion to **PASS** Resolution 25-18, motion seconded by Mr. Klein. Roll Call. All in favor: Yeas (6).**
 5. **ORDINANCE 25-134 AN ORDINANCE ENACTING CODIFIED ORDINANCE SECTION 521.18 ENTITLED “CONSTRUCTION AND MAINTENANCE WORK RESTRICTED” AND DECLARING AN EMERGENCY** Mayor Garlich introduced Ordinance 25-134 by title only. Mr. McConville stated this is the Ordinance that places work hours stating you can’t do work earlier than 7:00AM and later than 8:00PM and also gives the Village Administrator and Mayor the right to consider granting a waiver in circumstances where performing work is necessary for the safety of residents. Ms. McCoy stated she will list the construction hours on the Village website. **Mr. Klein made a motion to place Ordinance 25-134 on first reading as an emergency and waive the required readings, motion seconded by Mr. Hornung. Roll Call. All in favor: Yeas (6). Mr. Hornung made a motion to **PASS** Ordinance 25-134, motion seconded by Mr. Blue. Roll Call. All in favor: Yeas (6).**
 6. **ORDINANCE 25-135 AN ORDINANCE AUTHORIZING THE A PAY RAISE FOR FULL TIME WATER AND WASTEWATER PLANT OPERATOR/LABORER JERRY ROSE III, AND AMENDING ORDINANCE 25-103 ESTABLISHING PAY RATES FOR NON-POLICE EMPLOYEES OF THE VILLAGE, AND DECLARING AN EMERGENCY.** Mayor Garlich introduced Ordinance 25-135 by title only. Chief Tucholski received licensing and certifications so this pay raise is due to those licenses. **Mr. Klein made a motion to place Ordinance 25-135 on first reading as an emergency and waive the required readings, motion seconded by Mr. Hornung. Roll Call. All in favor: Yeas (6). Mr. Hornung made a motion to **PASS** Ordinance 25-135, motion seconded by Mr. Blue. Roll Call. All in favor: Yeas (6).**
 7. **ORDINANCE 25-136 AN ORDINANCE AUTHORIZING THE MAYOR AND FISCAL OFFICER TO ENTER INTO CERTAIN FINANCING DOCUMENT WITH THE MIDDLEFIELD BANKING COMPANY TO FINANCE THE PURCHASE OF REAL PROPERTY AT 14500 KINSMAN ROAD IN BURTON TOWNSHIP, RATIFYING PAST ACTIONS, AND DECLARING AN EMERGENCY.** Mayor Garlich introduced Ordinance 25-136 by title only. Mr. McConville stated this is the approval of the finance documents for the BFG property. Mayor Garlich

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- stated renters are being secured for the space. Mr. McConville stated the purpose of the purchase of this building was due to water supply, and that it just so happens that the building is in great condition to be used as rental space. **Mr. Klein made a motion to place Ordinance 25-136 on first reading as an emergency and waive the required readings, motion seconded by Mr. Hornung. Roll Call. All in favor: Yeas (6). Mr. Hornung made a motion to PASS Ordinance 25-136, motion seconded by Mr. Blue. Roll Call. All in favor: Yeas (6).**
- 8. ORDINANCE 25-137 AN ORDINANCE AMENDING EXISTING SECTION 911.08 OF THE CODIFIED ORDINANCES TO PROVIDE THE 2026 RESIDENTIAL, COMMERCIAL AND INDUSTRIAL WATER ACCOUNT RATES, COMMENCING JANUARY 1, 2026.** Mayor Garlich introduced Ordinance 25-137 by title only. Ms. McCoy stated this is a 3% increase recommended by the analysis that was done last year. **Ms. Arganti made a motion to place Ordinance 25-137 on first reading, motion seconded by Mr. Blue. Roll Call. All in favor: Yeas (6).**
- 9. ORDINANCE 25-138 AN ORDINANCE AMENDING EXISTING SECTION 907.04 OF THE CODIFIED ORDINANCES TO PROVIDE FOR RESIDENTIAL, COMMERCIAL AND INDUSTRIAL SEWER ACCOUNTS, COMMENCING JANUARY 1, 2026.** Mayor Garlich introduced Ordinance 25-138 by title only. Ms. McCoy stated this is a 5% increase recommended by the analysis that was done last year. **Mr. Klein made a motion to place Ordinance 25-138 on first reading, motion seconded by Mr. Morrow. Roll Call. All in favor: Yeas (6).**
- 10. ORDINANCE 25-139 AN ORDINANCE AMENDING EXISTING SECTION 911.10 (a) OF THE CODIFIED ORDINANCES TO PROVIDE FOR FIRE SPRINKLER SYSTEM ACCOUNTS, COMMENCING JANUARY 1, 2026.** Mayor Garlich introduced Ordinance 25-139 by title only. Ms. McCoy stated this is a 3% increase recommended by the analysis that was done last year. **Mr. Hornung made a motion to place Ordinance 25-139 on first reading, motion seconded by Mr. Morrow. Roll Call. All in favor: Yeas (6).**
- 11. ORDINANCE 25-140 AN ORDINANCE AUTHORIZING VARIOUS ACTIVITIES RELATED TO THE 7th ANNUAL GEAUGA VETERAN'S SPORTS FEST, WAIVING THE PROHIBITION OF THE CODIFIED ORDINANCES REGARDING SAME, AND DECLARING AN EMERGENCY.** Mayor Garlich introduced Ordinance 25-140 by title only. **Mr. Klein made a motion to place Ordinance 25-140 on first reading as an emergency and waive the required readings, motion seconded by Mr. Hornung. Roll Call. All in favor: Yeas (6). Mr. Hornung made a motion to PASS Ordinance 25-140, motion seconded by Mr. Morrow. Roll Call. All in favor: Yeas (6).**

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SECOND 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 OF THE REPLACEMENT OF EXISTING TRAVELING BRIDGE TERTIARY FILTERS WITH NEW CLOTH DISK FILTERS AND REPLACEMENT OF UV DISINFECTION SYSTEM, DESIGNATING A DEDICATED REPAYMENT SOURCE FOR THE LOAN, AND DECLARING AN EMERGENCY.** Mayor Garlich introduced Resolution 25-14 by title only. **Mr. Hornung made a motion to place Resolution 25-14 on second reading, 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. **Mr. Hornung made a motion to place Ordinance 25-130 on second reading, motion seconded by Mr. Morrow. Roll Call. All in favor: Yeas (6).**
3. **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. **Mr. Klein made a motion to place Ordinance 25-132 on second reading, motion seconded by Mr. Morrow. Roll Call. All in favor: Yeas (6).**

THIRD READING

NEW BUSINESS

1. **Web Site Report** – Kim Breyley: Included in the packet. Ms. Breyley stated the interactions are down about 37%. Ms. Breyley stated she has a lot to get posted so she is hoping that viewing numbers will go up.
2. **HARTVILLE HARDWARE & LUMBER** – Open to public beginning September 12- 15260 Kinsman Rd., Middlefield, OH 44062
3. **MAPCO** – Grand Opening Celebration 3p-7p September 12. Ribbon Rutting at 3pm. 15560 W High St.
4. **MOTION TO APPROVE CYBER SECURITY POLICY:** Ms. McCoy stated this is a plan that specifically calls out incidents and gives a list on who to contact if needed. Ms. McCoy stated it also states that Council approval would be needed in order to pay a ransom. **Mr. Hornung made a motion to approve the cyber**

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security policy, motion seconded by Mr. Morrow. Roll Call. All in favor: Yeas (6).

- 5. Bill Mast Painting:** Mayor Garlich stated the painting will be hung in the Village lobby with a plaque with Bill Mast's name and Jaro Mares name for building the frame for the painting. Mayor Garlich stated Jaro Mares did a great job building the box frame for the painting.

COMMITTEE REPORTS and COMMUNICATIONS

Planning & Zoning (Mayor Garlich/Mr. Klein/Mr. Linberg/Mr. Dietrich/Ms. Shaffer) – August 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) – August 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 August.

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

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

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

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

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

OCTOBER- (Subject to change)

October 7, 2025 5:15PM STREETS, SIDEWALKS & UTILITIES

October 7, 2025 6:00PM PLANNING COMMISSION

October 9, 2025 5:30PM RECREATION COMMITTEE

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October 9, 2025 6:00PM FINANCE & ORDINANCE COMMITTEE
October 9, 2025 6:30PM SAFETY COMMITTEE
October 9, 2025 7:00PM COUNCIL
October 13, 2025 *Columbus Day – Village Offices Closed*
October 31, 2025 *Halloween Trick or Treat Village Wide*

General Discussion: None

EXECUTIVE SESSION:

ADJOURNMENT

Mr. Hornung motioned to adjourn the Council meeting at 8:14 PM, motion seconded by Mr. Blue. 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

Attest: _____
FISCAL OFFICER