

Village of Middlefield Finance  
December 11, 2025  
5:30 PM

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The Finance & Ordinance meeting was called to order by roll call at 6:00 pm with the following members present: Mr. Chris Michalakes, Mr. Sam Morrow and Ms. Kaitlyn Arganti.

**Also present:** Mayor Garlich, Ms. Leslie McCoy- Village Administrator, Mr. Nick Giardina- Fiscal Officer, Mr. Scott Klein, and Chief Tucholski.

**Agenda:** No additions/deletions.

**Approval of Minutes:** November 13, 2025 meeting minutes were presented for approval. ***Mr. Michalakes made a motion to approve the minutes as presented, motion seconded by Ms. Arganti. All in favor: Yeas (3).***

**OLD BUSINESS**

1. **Village Finances – Discussion:** Mr. Giardina included a report. Mr. Giardina stated the main three categories of income tax, water, and sewer are up about 2%. Total receipts are up compared to the previous year. Mr. Giardina stated expenses are up but that is due to a lot of big projects that had to be done in 2025. Mr. Giardina stated individual deposits and business deposits for income tax are up for the month of November. Mr. Giardina stated withholdings are still strong with shows that employment in the Village is strong. Mr. Giardina stated next month debt payments will be added to the report so the numbers will change.

**NEW BUSINESS**

1. **RESOLUTION 25-22 A RESOLUTION AUTHORIZING THE VILLAGE ADMINISTRATOR TO ENTER INTO A CONTRACT WITH MEDICAL MUTUAL OF OHIO FOR THE PROVISION OF HEALTH CARE INSURANCE AND BAY BRIDGE ADMINISTRATORS FOR THE PROVISION OF GAP INSURANCE FOR VILLAGE EMPLOYEES, AND DECLARING AN EMERGENCY.** Mr. Morrow introduced Resolution 25-22 by title only. Ms. McCoy stated this is a renewal of the insurance with an increase on the GAP insurance. **Mr. Michalakes made a motion to recommend Resolution 25-22 to Council, motion seconded by Mr. Morrow. All in favor: Roll Call. Yeas (3).**
2. **RESOLUTION 25-23 A RESOLUTION DECLARING THE OFFICIAL INTENT AND REASONABLE EXPECTATION OF THE VILLAGE OF MIDDLEFIELD ON BEHALF OF THE STATE OF OHIO (THE BORROWER) TO REIMBURSE ITS INCOME TAX INFRASTRUCTURE FUND FOR THE N. THOMPSON, GROVE, RIDGEWOOD AND NORTHVIEW ROAD IMPROVEMENTS PROJECT (OPWC PROJECT NUMBER CG08AC/CG09AC) WITH THE PROCEEDS OF TAX-EXEMPT DEBT OF THE STATE OF OHIO, AND DECLARING AN EMERGENCY.** Mr. Morrow introduced Resolution 25-23 by title only. Ms. McCoy stated this lets them know which fund the Village is putting reimbursement funds into. **Ms. Arganti made a motion to recommend Resolution 25-23 to Council, motion seconded by Mr. Michalakes. All in favor: Roll Call. Yeas (3).**
3. **RESOLUTION 25-24 A RESOLUTION AUTHORIZING THE FISCAL OFFICER TO**

**MAKE FINAL TRANSFERS OF FUNDS NECESSARY TO FINALIZE AND BALANCE THE 2025 BUDGET ON DECEMBER 31, 2025, AND DECLARING AN EMERGENCY.** Mr. Morrow introduced Resolution 25-24 by title only. Ms. McCoy stated this lets Mr. Giardina make any adjustments that need done for the end of the year. **Mr. Morrow made a motion to recommend Resolution 25-24 to Council, motion seconded by Mr. Michalakes. All in favor: Yeas (3).**

- 4. RESOLUTION 25-25 A RESOLUTION DELINEATING OVERLAYS IN RELATION TO THE PROPOSED HERITAGE POINTE INCENTIVE DISTRICTS WITHIN THE VILLAGE OF MIDDLEFIELD, OHIO; AND ADOPTING A WRITTEN ECONOMIC DEVELOPMENT PLAN AS TO SAME; SETTING THE TIME AND PLACE OF A PUBLIC HEARING; AUTHORIZING AND RATIFYING THE GIVING OF NOTICE TO THE CARDINAL LOCAL SCHOOL DISTRICT, THE AUBURN CAREER CENTER, AND THE BOARD OF COUNTY COMMISSIONERS OF GEauga COUNTY, OHIO, ALL PURSUANT TO OHIO REVISED CODE SECTION 5709.40(C) AND ITS RELATED RULES AND LAWS, AND DECLARING AN EMERGENCY.** Mr. Morrow introduced Resolution 25-25 by title only. Ms. McCoy stated this is step one and is because there is an infrastructure need for a TIFF. Ms. McCoy stated notice will be sent to the property owner to let them know of a hearing at the next Council meeting. **Mr. Michalakes made a motion to recommend Resolution 25-25 to Council, motion seconded by Ms. Arganti. All in favor: Roll Call. Yeas (3).**
- 5. ORDINANCE 25-151 AN ORDINANCE FURTHER AMENDING CODIFIED ORDINANCE SECTION 907.04 (e) TO PROVIDE FOR RESIDENTIAL, COMMERCIAL AND INDUSTRIAL SEWER ACCOUNTS, COMMENCING JANUARY 1, 2026, AND DECLARING AN EMERGENCY.** Mr. Morrow introduced Ordinance 25-151 by title only. **Ms. Arganti made a motion to recommend Ordinance 25-151 to Council, motion seconded by Mr. Michalakes. All in favor: Roll Call. Yeas (3).**
- 6. ORDINANCE 25-152 AN ORDINANCE AUTHORIZING THE VILLAGE TO ENTER INTO A LEASE AGREEMENT WITH JOHN G. JOHNSON CONSTRUCTION COMPANY, INC., RATIFYING PAST ACTIONS, AND DECLARING AN EMERGENCY.** Mr. Morrow introduced Ordinance 25-152 by title only. Mayor Garlich stated this for a new lease tenant at the BFG building. Mayor Garlich stated this is a 2 month lease. **Ms. Arganti made a motion to recommend Ordinance 25-152 to Council, motion seconded by Mr. Michalakes. All in favor: Roll Call. Yeas (3).**
- 7. ORDINANCE 25-153 AN ORDINANCE APPOINTING JOHN BOKSANSKY AS FULLTIME CEMETERY SEXTON AND ZONING INSPECTOR FOR THE VILLAGE OF MIDDLEFIELD, ESTABLISHING COMPENSATION, AND DECLARING AN EMERGENCY.** Mr. Morrow introduced Ordinance 25-153 by title only. Mayor Garlich stated Mr. Boksansky has been at the Village for almost 8 years. **Mr. Michalakes made a motion to recommend Ordinance 25-153 to Council, motion seconded by Ms. Arganti. All in favor: Roll Call. Yeas (3).**
- 8. ORDINANCE 25-154 AN ORDINANCE ENACTING CODIFIED ORDINANCE**

**SECTION 151.31 ENTITLED "PURCHASE ORDER POLICY" AND DECLARING AN EMERGENCY.** Mr. Morrow introduced Ordinance 25-154 by title only. Mr. Giardina stated this is a suggestion from the Geauga County Auditor's office. Mr. Giardina stated the one already on file needed to be more elaborate and detailed. **Mr. Michalakes made a motion to recommend Ordinance 25-154 to Council, motion seconded by Ms. Arganti. All in favor: Roll Call. Yeas (3).**

- 9. ORDINANCE 25-155 AN ORDINANCE NOTIFYING AND DIRECTING THE GEAUGA COUNTY BUDGET COMMISSION THAT THE VILLAGE REQUIRES COLLECTION OF THE FULL 2.0 MILL POLICE DEPARTMENT RENEWAL LEVY PASSED ON NOVEMBER 5, 2024 FOR TAX YEAR 2025/CALENDAR YEAR 2026, AND DECLARING AN EMERGENCY.** Mr. Morrow introduced Ordinance 25-155 by title only. Mayor Garlich stated the full mill will be collected. Mr. Giardina stated there is going to be reductions on levies so this will help offset that. **Ms. Arganti made a motion to recommend Ordinance 25-155 to Council, motion seconded by Mr. Michalakes. All in favor: Roll Call. Yeas (3).**

**General Discussion:**

**ADJOURNMENT: Mr. Morrow made a motion to adjourn at 5:54pm, motion seconded by Ms. Arganti. All in favor: Yeas (3).**

These Finance 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.