

## Village of Middlefield Council Minutes

January 8, 2026

---

Council met in regular session Mayor Garlich called the meeting to order by **roll call** at 6:00 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. Kyle Kaplan.

**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, Mr. Ben Reed- Fire Department, Mr. John Gingerich, and Ms. Sabine Weizer.

**Oath Of Office:** Mayor Garlich gave oath of office from the State of Ohio to Mr. Scott Klein, Ms. Kaitlyn Arganti, Mr. Bill Blue, and Mr. Kyle Kaplan.

**1. Opening Ceremony:** Pledge of Allegiance was recited.

**2. Agenda:** No additions/deletions.

**3. Approval of Minutes:** December 11, 2025 and December 18, 2025. **Ms. Arganti made a motion to approve December 11, 2025 minutes as amended to add personnel promotion under executive session, motion seconded by Mr. Hornung. Roll Call. All in favor: Yeas (6). Mr. Hornung made a motion to approve December 18, 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 \$411,496.95, 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 the month of December was just completed. Mr. Giardina stated for the main three categories of water, sewer, and income tax they are down about 1.86%. Total receipts for the year are down compared to the prior year and expenses are also down meaning less was spent in 2025 than in 2024. Mr. Giardina stated income tax withholdings are up compared to the prior two years. Individual income tax is down due to the business deposits being down. Mr. Giardina stated total wages for the year are down compared to a year ago and will be down again in next months report due to being down one more employee.

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

**7. FIRE DEPARTMENT REPORT** – Report is included in the packet. Mr. Reed stated there was 93 runs for the month of December 2025. Mr. Reed stated they have been doing a lot of training. The Santa Run was successful and this year Santa was able to be tracked using a tracking app.

**8. ECONOMIC DEVELOPMENT:** Ms. McCoy stated there are a lot of projects happening in the Village. Ms. McCoy stated there is still money available in the Storefront Renovation Program Fund. Ms. McCoy stated at the end of the month she will

## Village of Middlefield Council Minutes

January 8, 2026

---

be reaching out to business that need to fill out their CRA's. Ms. McCoy stated she is also continuing to update the Village business website.

**9. ZONING REPORT:** Report is included in packet. Mr. Boksansky stated he was able to issue 17 zoning permits for the month of December. Mr. Boksansky stated there is a new portal using for Zoning Applications and it is very efficient allowing applicants to submit all their documentation.

**10. STREETS, SIDEWALKS & UTILITIES REPORT** – Report is included in the packet. Chief Tucholski stated there has been a lot of snow removal and salting. Chief Tucholski stated there has been a lot of equipment and vehicle maintenance. There were two water main breaks that were repaired.

**11. POLICE REPORT** – Report is included in the packet. Chief Tucholski stated there have been 6,500 calls for service for the year of 2025. Chief Tucholski stated the department is still looking for two full time officers. The lieutenant and the sergeant have been completing interviews. Officer Spitler and Officer Hamilton will both be promoted to Sergeants tonight so the department can be stability as there are some retirements coming up in the next couple years.

**12. PARKS & RECREATION REPORT** – Report is included in the packet. Ms. McCoy stated Spring/Summer Registration opens on February 2, 2026.

### PUBLIC PARTICIPATION

- 1. Election of Council President: Ms. Arganti made a motion to nominate Scott Klein, motion seconded by Mr. Hornung. Roll Call. All in favor: Yeas (6).** Mr. Scott Klein was elected and sworn in under oath of the State of Ohio as Council President.
- 2. JANUARY 8, 2026 7:30PM PUBLIC HEARING TAX INCREMENT FINANCING ORDINANCE PURSUANT TO OHIO REVISED CODE SECTION 5709.40(C) FOR THE HERITAGE POINTE TAX INCREMENT FINANCING INCENTIVE DISTRICTS:** A public hearing was opened at 7:30 p.m. on January 8, 2026, regarding a proposed Tax Increment Financing (TIF) Ordinance pursuant to Ohio Revised Code Section 5709.40(C) for the Heritage Pointe Tax Increment Financing Incentive Districts. Mayor Garlich stated having a TIF is beneficial. Mr. Brendan Heil spoke briefly on the meaning of a TIF and how it is beneficial because it enables local governments to fund redevelopment, infrastructure improvements, and economic growth in specific areas without raising taxes. The public hearing was closed at 7:38PM.
- 3. PROCLAMATION - SCHOOL BOARD RECOGNITION MONTH:** Mayor Garlich presented a proclamation to the Cardinal Local Schools Board of Education for school board recognition month for the month of January 2026.

## Village of Middlefield Council Minutes

January 8, 2026

---

4. **Mayor Garlich swears in Officer Spitler and Officer Hamilton under the oath of the State of Ohio as newly sworn-in Sergeants.**
5. **General Discussion:** Mayor Garlich stated the Amish crew that will be working on the BFG building met with University Hospitals to discuss plans for the building.

### FIRST READING –

1. **RESOLUTION 26-01 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.** Mayor Garlich introduced Resolution 26-01 by title only. Ms. McCoy stated this is for Tisha Johnson to do the records training every year, Kyle Kaplan will also be completing the records training. **Mr. Hornung made a motion to place Resolution 26-01 on first reading, motion seconded by Ms. Arganti. Roll Call. All in favor: Yeas (6).**
2. **ORDINANCE 26-101 AN ORDINANCE AMENDING CODIFIED ORDINANCE SECTION 911.21 ENTITLED “WATER QUALITY PROTECTION”, AND DECLARING AN EMERGENCY.** Mayor Garlich introduced Ordinance 26-101 by title only. Ms. McCoy stated this is for the backflow program for testing and inspections to make sure it is done properly and reports are submitted on time. **Mr. Hornung made a motion to place Ordinance 26-101 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 Ordinance 26-101, motion seconded by Ms. Arganti. Roll Call. All in favor: Yeas (6).**
3. **ORDINANCE 26-102 AN ORDINANCE REVIEWING THE SCHEDULE OF FEES IMPOSED BY THE VILLAGE PURSUANT TO SECTION 135.09, AND DECLARING AN EMERGENCY.** Mayor Garlich introduced Ordinance 26-102 by title only. Ms. McCoy stated this is the fee schedule for all the fees the Village has for the year 2026. **Mr. Hornung made a motion to place Ordinance 26-102 on first reading, motion seconded by Ms. Arganti. Roll Call. All in favor: Yeas (6).**
4. **ORDINANCE 26-103 AN ORDINANCE CONFIRMING THE PROMOTION OF OFFICER MATTHEW SPITLER TO SERGEANT OF THE VILLAGE POLICE DEPARTMENT, AND DECLARING AN EMERGENCY.** Mayor Garlich introduced Ordinance 26-103 by title only. Chief Tucholski stated Spitler has taken on many duties and this is a decision that was made for stability of the department. **Mr. Blue made a motion to place Ordinance 26-103 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**

## Village of Middlefield Council Minutes

January 8, 2026

---

- made a motion to **PASS** Ordinance 26-103., motion seconded by Ms. Arganti. Roll Call. All in favor: Yeas (6).
5. **ORDINANCE 26-104 AN ORDINANCE CONFIRMING THE PROMOTION OF OFFICER ROBERT HAMILTON TO SERGEANT OF THE VILLAGE POLICE DEPARTMENT, AND DECLARING AN EMERGENCY.** Mayor Garlich introduced Ordinance 26-104 by title only. Chief Tucholski stated Hamilton has taken on many duties and this is a decision that was made for stability of the department. **Mr. Blue made a motion to place Ordinance 26-104 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** Ordinance 26-104, motion seconded by Mr. Morrow. Roll Call. All in favor: Yeas (6).**
6. **ORDINANCE 26-105 AN ORDINANCE AUTHORIZING HOLIDAY PAY FOR PARTTIME EMPLOYEES AND DECLARING AN EMERGENCY.** Mayor Garlich introduced Ordinance 26-105 by title only. Ms. McCoy stated this is for the two-part timers since Village Offices were closed over the holidays. Mr. McConville stated the employee handbook allows the Mayor to authorize time off for holidays. **Mr. Hornung made a motion to place Ordinance 26-105 on first reading as an emergency and waive the required readings, motion seconded by Mr. Morrow. Roll Call. All in favor: Yeas (6). Mr. Klein made a motion to **PASS** Ordinance 26-105, motion seconded by Mr. Hornung. Roll Call. All in favor: Yeas (6).**
7. **ORDINANCE 26-106 AN ORDINANCE AMENDING CODIFIED ORDINANCE SECTION 1159.06 ENTITLED “OPEN STORAGE AND DISPLAY OF MATERIAL AND EQUIPMENT”, AND DECLARING AN EMERGENCY.** Mayor Garlich introduced Ordinance 26-106 by title only. Mr. Klein stated this is for the businesses that are in good standing for outdoor storage so they don't have to come in every two years and pay a fee. They still have to come in every two years but now Mr. Boksansky will be able to approve it instead of it coming to the Planning and Zoning Commission. **Mr. Klein made a motion to place Ordinance 26-106 on first reading as an emergency, motion seconded by Mr. Hornung. Roll Call. All in favor: Yeas (6).**

### SECOND READING

### THIRD READING

### NEW BUSINESS

1. **Web Site Report** – Kim Breyley: Included in the packet. Ms. Breyley stated the number of users and viewers are continuing to increase. Ms. Breyley stated the Live Web Cam brings in a lot of viewers.

## Village of Middlefield Council Minutes

January 8, 2026

---

### **COMMITTEE REPORTS and COMMUNICATIONS**

**Planning & Zoning (Mayor Garlich/Mr. Klein/Mr. Linberg/Mr. Dietrich/Ms. Shaffer) –**  
No meeting in December. Mr. Klein gives an overview of the pending projects and permit applications from the January 2026 Planning and Zoning meeting.

**Streets, Sidewalks, & Utilities (Mr. Morrow/ Mr. Blue/ Ms. Arganti/ Ben Garlich) –**  
No meeting in December.

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

**Parks & Recreation (Mr. Blue/ Mr. Morrow/ Ms. Arganti/ Mayor Garlich/ Ms. Bean/ Mr. Soltis) –** No meeting in December.

**Finance & Ordinance (Ms. Arganti/ Mr. Morrow/ Mr. Klein) –** December meeting minutes included in the packet.

**Public Safety (Mr. Hornung/ Mr. Blue/Mr. Kaplan/ Mayor Garlich) –** No meeting in December.

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

#### **JANUARY– (subject to change)**

January 1, 2026 – *New Year's Day – Village Office's Closed*

January 6, 2026 5:15pm STREETS COMMITTEE

January 6, 2026 6:00pm PLANNING COMMISSION

January 8, 2026 5:30pm RECREATION COMMITTEE

January 8, 2026 6:00pm FINANCE COMMITTEE

January 8, 2026 6:30pm SAFETY COMMITTEE

January 8, 2026 7:00pm COUNCIL MEETING

January 19, 2026– *Martin Luther King Jr. Day - Village Offices Closed*

#### **FEBRUARY – (subject to change)**

February 10, 2026 5:15pm STREETS COMMITTEE

February 10, 2026 6:00pm PLANNING COMMISSION

February 11, 2026 11:00am TIRC Meeting (Geauga County Auditor Real Estate Appraisal Office)

February 12, 2026 12:00pm RECORDS RETENTION COMMITTEE

February 12, 2026 5:30pm RECREATION COMMITTEE

February 12, 2026 6:00pm FINANCE COMMITTEE

February 12, 2026 6:30pm SAFETY COMMITTEE

February 12, 2026 7:00pm COUNCIL MEETING

February 16, 2026– *President's Day - Village Offices Closed*

Village of Middlefield Council Minutes

January 8, 2026

---

**MARCH** – (subject to change)

March 10, 2026 5:15pm STREETS COMMITTEE

March 10, 2026 6:00pm PLANNING COMMISSION

March 12, 2026 5:30pm RECREATION COMMITTEE

March 12, 2026 6:00pm FINANCE COMMITTEE

March 12, 2026 6:30pm SAFETY COMMITTEE

March 12, 2026 7:00pm COUNCIL MEETING

**ADJOURNMENT**

**Mr. Klein motioned to adjourn the Council meeting at 8:03 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**

**Attest:** \_\_\_\_\_  
**FISCAL OFFICER**