

Village of Middlefield Finance
March 12, 2026
6:00 PM

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

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

Agenda: No additions/deletions.

Approval of Minutes: February 12, 2026 meeting minutes were presented for approval. ***Mr. Morrow made a motion to approve the minutes as presented, motion seconded by Mr. Klein. All in favor: Yeas (3).***

OLD BUSINESS

- 1. Village Finances – Discussion:** Mr. Giardina included a report in the packet. Mr. Giardina stated income tax is really strong compared to a year ago. Mr. Giardina stated the main 3 categories of income tax, water, and sewer are up about 7% compared to the previous year. Total receipts are up and expenses are down compared to a year ago. Mr. Giardina stated employee bonuses were not as great for 2025 due to the year not being as good with profiting. Mr. Giardina stated there is a page included with more information on the Village loan debt.

NEW BUSINESS

- 1. RESOLUTION 26-03 A RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS AND DECLARING AN EMERGENCY.** Ms. Arganti introduced Resolution 26-03 by title only. Ms. McCoy stated this is the regular transfer done quarterly. **Mr. Morrow made a motion to recommend Resolution 26-03 to Council, motion seconded by Ms. Arganti. All in favor: Roll Call. Yeas (3).**
- 2. ORDINANCE 26-115 AN ORDINANCE FOR THE PERMANENT APPROPRIATIONS FOR THE 2026 FISCAL YEAR AND DECLARING AN EMERGENCY.** Ms. Arganti introduced Ordinance 26-115 by title only. Mr. Giardina stated there are no changes as of right now for the rest of the year. This will go to the county. **Mr. Klein made a motion to recommend Ordinance 26-115 to Council, motion seconded by Ms. Arganti. All in favor: Roll Call. Yeas (3).**
- 3. ORDINANCE 26-116 AN ORDINANCE ENACTING THE VILLAGE’S “VIRTUAL MEETING POLICY.”** Ms. Arganti introduced Ordinance 26-116 by title only. Ms. McCoy stated this came up at the Record Retention Meeting to possibly allow for the smaller meetings to meet virtually. **Ms. Arganti made a motion to recommend Ordinance 26-116 to Council, motion seconded by Mr. Klein. All in favor: Yeas (3).**
- 4. ORDINANCE NO. 26-117 AN ORDINANCE ESTABLISHING FIVE INCENTIVE DISTRICTS AND DECLARING IMPROVEMENTS TO CERTAIN REAL PROPERTY WITHIN THE INCENTIVE DISTRICTS TO BE A PUBLIC PURPOSE, AND EXEMPT FROM REAL PROPERTY TAXATION; IDENTIFYING CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS MADE, TO BE MADE, OR IN THE**

PROCESS OF BEING MADE, THAT WILL BENEFIT OR SERVE THE PARCELS IN THE INCENTIVE DISTRICTS; REQUIRING THE OWNERS OF THOSE PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF REAL PROPERTY TAXES; ESTABLISHING A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS IN LIEU OF REAL PROPERTY TAXES; APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF A TAX INCREMENT FINANCING AGREEMENT WITH MEADOWLAKE PROPERTIES LLC AND OTHER AGREEMENTS AND APPROVING RELATED MATTERS AND DECLARING AN EMERGENCY.

Ms. Arganti introduced Ordinance 26-117 by title only. Ms. McCoy stated this is the TIF legislation that would allow the TIF districts to be created by the Village. **Ms. Arganti made a motion to recommend Ordinance 26-117 to Council, motion seconded by Mr. Klein. All in favor: Roll Call. Yeas (3).**

5. ORDINANCE 26-118 AN ORDINANCE HIRING KHALED ABU-GHANNAM AS A FULL TIME POLICE OFFICER, CONTINGENT UPON HIS COMPLETING THE REQUIREMENTS OF SECTION 139.01 OF THE CODIFIED ORDINANCES, AT THE PAY RATE OF \$33.93 PER HOUR, AND DECLARING AN EMERGENCY.

Ms. Arganti introduced Ordinance 26-118 by title only. Chief Tucholski stated he is a new full-time officer that will be sworn in tonight at the Council meeting. **Mr. Klein a motion to recommend Ordinance 26-118 to Council, motion seconded by Mr. Morrow. All in favor: Roll Call. Yeas (3).**

6. ORDINANCE 26-119 AN ORDINANCE ACCEPTING THE HERITAGE POINT P.U.D. – PHASE 1 PLAT FOR DEDICATION PURPOSES PURSUANT TO SECTION 1115.02 OF THE CODIFIED ORDINANCES AND SECTION 723.03 OF THE REVISED CODE, AND DECLARING AN EMERGENCY.

Ms. Arganti introduced Ordinance 26-119 by title only. Ms. McCoy stated this is for the dedication for the roadways and to allow the Village to accept the roadways. **Mr. Klein made a motion to recommend Ordinance 26-119 to Council, motion seconded by Ms. Arganti. All in favor: Roll Call. Yeas (3).**

General Discussion:

ADJOURNMENT: Ms. Arganti made a motion to adjourn at 6:24pm, motion seconded by Mr. Morrow. 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.