

Village of Middlefield Council Minutes

March 12, 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, Mr. Joe Svete, Mr. Brian Guarniere, Mr. Ben Reed- Fire Department, and Ms. Sabine Weizer.

1. Opening Ceremony: Pledge of Allegiance was recited.

2. Agenda: No additions/deletions.

3. Approval of Minutes: February 12, 2026. *Mr. Morrow made a motion to approve February 12, 2026 minutes, motion seconded by Ms. Arganti. Roll Call. All in favor: Yeas (6).*

4. Payment of Bills: *Mr. Hornung moved to authorize payments totaling \$514,027.32, 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 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 a lot of that has to do with the Village income tax. Mr. Giardina stated withholdings and employment in the Village are still strong. Mr. Giardina stated this has been a great start to the year.

6. AMBULANCE REPORT – Report is included in the packet. Mayor Garlich stated the Village has been meeting with Community Care to discuss on how to make progress with mutual aid.

7. FIRE DEPARTMENT REPORT – Report is included in the packet. Mr. Reed stated the fire department has a lot of changes planned for the department this year and will keep Council updated on those changes. Mr. Reed stated the current Fire Chief will be retiring this year. Mayor Garlich stated he would like to recognize Mr. Bill Reed for his years of service. Mr. Ben Reed stated there will be a lot of leadership promotions also happening.

8. ECONOMIC DEVELOPMENT: Ms. McCoy stated the Storefront Renovation Program still has funds available. Ms. McCoy stated she has been answering inquiries about available properties within the Village.

9. ZONING REPORT: Report is included in packet. Mr. Boksansky stated he was able to issue 6 zoning permits for the month of February and there are 4 pending due to paperwork still needing to be submitted.

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10. STREETS, SIDEWALKS & UTILITIES REPORT – Report is included in the packet. Chief Tucholski stated potholes are being patched and there is a lot of maintenance being done at the WTP and WWTP. Chief Tucholski stated spring cleaning for Village Hall, Cemetery, and Parks is scheduled to begin as soon as the weather gets nicer. Chief Tucholski stated brush pickup will begin the first week of April and the gutters on the municipal building will be done next week.

11. POLICE REPORT – Report is included in the packet. Chief Tucholski stated there was 563 calls for service in the month of February. Chief Tucholski stated Officer Nadaud resigned to go to South Russell. Officer Abu is a full-time officer that will be sworn in tonight. Officer Peska is currently going through FTO and is doing a great job. Chief Tucholski stated the new Tahoe will be equipped next month.

12. PARKS & RECREATION REPORT – Report is included in the packet. Ms. McCoy stated Spring/Summer sports registration is still ongoing. Soccer registration ends tomorrow. The pickleball court will be open and ready for use in the Spring.

PUBLIC PARTICIPATION

- 1. Don Rice- Metzenbaum Center:** Mr. Rice stated Metzenbaum helps individuals live, learn, and work more independently by offering services from early childhood through adulthood. Mr. Rice stated they offer support like early intervention, special education support, job training, residential care, transportation, and community programs. Mr. Rice stated they also work with families, schools, and local employers to make sure people with disabilities can be included in the community and have opportunities for education, employment, and daily living support. Mr. Rice stated Metzenbaum currently has a speech therapist, occupational therapist, physical therapist, and music therapist on board.
- 2.** Mayor Garlich stated the architect for UH has provided the drawings for the protentional build of the UH facility and the ACE Academy came out and looked at the building.

EXECUTIVE SESSION:

Mr. Klein made a motion to go into executive session for potential litigation at 7:33PM, motion seconded by Mr. Hornung. Roll Call. All in favor: Yeas (6).

Mr. Hornung made a motion to come out of executive session at 8:02PM, motion seconded by Mr. Klein. Roll Call. All in favor: Yeas (6).

FIRST READING –

- 1. RESOLUTION 26-03 A RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS AND DECLARING AN EMERGENCY.** Mayor Garlich introduced

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- Resolution 26-03 by title only. Mr. Giardina stated these are the normal quarterly transfers that are done. **Mr. Morrow made a motion to place Resolution 26-03 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 26-03, motion seconded by Mr. Kaplan. Roll Call. All in favor: Yeas (6).**
2. **ORDINANCE 26-115 AN ORDINANCE FOR THE PERMANENT APPROPRIATIONS FOR THE 2026 FISCAL YEAR AND DECLARING AN EMERGENCY.** Mayor Garlich introduced Ordinance 26-115 by title only. Mr. Giardina stated this is passed every year for the budget on the year that will get submitted to the county. **Mr. Morrow made a motion to place Ordinance 26-115 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 26-115 motion seconded by Mr. Blue. Roll Call. All in favor: Yeas (6).**
 3. **ORDINANCE 26-116 AN ORDINANCE ENACTING THE VILLAGE'S "VIRTUAL MEETING POLICY."** Mayor Garlich introduced Ordinance 26-116 by title only. Mr. McConville stated this ordinance cannot be used for any committee that has an elected official on it. The Village cannot use this Ordinance.
 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.** Mayor Garlich introduced Ordinance 26-117 by title only. **Mr. Morrow made a motion to place Ordinance 26-117 on first reading as an emergency, motion seconded by Mr. Hornung. Roll Call. All in favor: Yeas (6).**
 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.** Mayor Garlich introduced Ordinance 26-118 by title only. **Mr.**

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Morrow made a motion to place Ordinance 26-118 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 26-118 motion seconded by Ms. Arganti. Roll Call. All in favor: Yeas (6).

Mayor Garlich swears in Officer Abu-Ghannam under oath as a full-time police officer.

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.** Mayor Garlich introduced Ordinance 26-119 by title only. Mr. Hornung made a motion to place Ordinance 26-119 on first reading as an emergency and waive the required readings, motion seconded by Mr. Kaplan. Roll Call. All in favor: Yeas (6). Mr. Hornung made a motion to **PASS** Ordinance 26-119, motion seconded by Mr. Kaplan. Roll Call. All in favor: Yeas (6).

SECOND READING

1. **ORDINANCE 26-110 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 26-110 by title only. Mr. Hornung made a motion to place Ordinance 26-110 on second reading, motion seconded by Ms. Arganti. Roll Call. All in favor: Yeas (6).
2. **ORDINANCE 26-114 AN ORDINANCE ENACTING CODIFIED ORDINANCE SECTION 911.25 ENTITLED “REQUIREMENTS FOR WATER METER REPLACEMENT AND PENALTY FOR FAILURE TO COMPLY, AND DECLARING AN EMERGENCY.”** Mayor Garlich introduced Ordinance 26-114 by title only. Mr. Hornung made a motion to place Ordinance 26-114 on second reading, motion seconded by Mr. Morrow. Roll Call. All in favor: Yeas (6).

THIRD 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. Mr. Hornung made a motion to **PASS** Resolution 26-01, motion seconded by Mr. Kaplan. Roll Call. All in favor: Yeas (6).
2. **ORDINANCE 26-102 AN ORDINANCE REVIEWING THE SCHEDULE OF FEES IMPOSED BY THE VILLAGE PURSUANT TO SECTION 135.09, AND**

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DECLARING AN EMERGENCY. Mayor Garlich introduced Ordinance 26-102 by title only. **Mr. Morrow made a motion to PASS Ordinance 26-102, motion seconded by Ms. Arganti. Roll Call. All in favor: Yeas (6).**

3. **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 made a motion to PASS Ordinance 26-106, motion seconded by Mr. Hornung. Roll Call. All in favor: Yeas (6).**

OLD BUSINESS

NEW BUSINESS

1. **Web Site Report** – Kim Breyley: Included in the packet. Ms. Breyley said followers on the Facebook page are still increasing and the blotter and the webcam bring in the most viewers.

COMMITTEE REPORTS and COMMUNICATIONS

Planning & Zoning (Mayor Garlich/Mr. Klein/Mr. Linberg/Mr. Dietrich/Ms. Shaffer) – February meeting minutes included in the packet. Mr. Klein gives an overview of the pending projects and permit applications from the February 2026 Planning and Zoning meeting.

Streets, Sidewalks, & Utilities (Mr. Morrow/ Mr. Blue/ Ms. Arganti/ Ben Garlich) – February 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 February.

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

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

Public Safety (Mr. Hornung/ Mr. Blue/Mr. Kaplan/ Mayor Garlich) – February meeting minutes included in the packet.

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

MARCH – (subject to change)

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5:00pm

AMERICA250

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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

APRIL – (subject to change)

April 7, 2026	5:15pm	STREETS COMMITTEE
April 7, 2026	6:00pm	PLANNING COMMISSION
April 9, 2026	5:00pm	AMERICA250
April 9, 2026	5:30pm	RECREATION COMMITTEE
April 9, 2026	6:00pm	FINANCE COMMITTEE
April 9, 2026	6:30pm	SAFETY COMMITTEE
April 9, 2026	7:00pm	COUNCIL MEETING

MAY – (subject to change)

May 12, 2026	5:15pm	STREETS COMMITTEE
May 12, 2026	6:00pm	PLANNING COMMISSION
May 14, 2026	5:00pm	AMERICA250
May 14, 2026	5:30pm	RECREATION COMMITTEE
May 14, 2026	6:00pm	FINANCE COMMITTEE
May 14, 2026	6:30pm	SAFETY COMMITTEE
May 14, 2026	7:00pm	COUNCIL MEETING

ADJOURNMENT

Mr. Hornung motioned to adjourn the Council meeting at 8:22 PM, motion seconded by Mr. Klein. Roll Call. All in favor: Yeas (6).

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