

Village of Middlefield Council Minutes

April 9, 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. Tim Korycki, Mr. Ben Reed- Fire Department, and Mr. Roger Hanna.

1. Opening Ceremony: Pledge of Allegiance was recited.

2. Agenda: No additions/deletions.

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

4. Payment of Bills: *Mr. Hornung moved to authorize payments totaling \$505,756.19, motion seconded by Mr. Kaplan. 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, sewer, and water are up about 18% compared to the previous year. Mr. Giardina stated income tax is very strong right now due to a lot of income tax collections being collected. Total receipts are up and total expenses are down which is positive for Village finances. Mr. Giardina stated withholdings in the Village are very strong which shows that businesses in the Village are doing very well. Mr. Giardina stated the positive Village finances sets the Village up for a good infrastructure fund and for projects that benefit both the Village and the residents.

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

7. FIRE DEPARTMENT REPORT – Report is included in the packet. Mr. Reed stated for the month of March there was 89 runs for service. Mr. Reed stated the department is always participating in trainings. Mr. Reed stated they are working on getting another ambulance at the Fire Department to help with service call workloads.

8. ECONOMIC DEVELOPMENT: Ms. McCoy stated she has been working on filling empty spaces in buildings and is also working on applications for the Storefront Renovation Project.

9. ZONING REPORT: Report is included in packet. Mr. Boksansky stated he was able to issue 5 zoning permits for the month of March.

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10. STREETS, SIDEWALKS & UTILITIES REPORT – Report is included in the packet. Chief Tucholski stated park maintenance has begun, street sweeping has started, and there are repairs being done to the parks. Chief Tucholski stated landscaping has begun as well. A resident from Woodsong is present and requesting that there is more police presence to prevent speeders in the development. Chief Tucholski stated he will put a digital speed sign in Woodsong to do a study on the speed of cars driving into Woodsong.

11. POLICE REPORT – Report is included in the packet. Chief Tucholski stated there was 616 calls for service in the month of March. Chief Tucholski stated Officer Peska is almost through his training phase and is doing very well. Officer Abu is about to enter Phase 2 of his training. Chief Tucholski stated the entire department is working on completing their online CPT training that is given by the Ohio Attorney General's Office. Chief Tucholski stated there was an increase in the training budget so there will be a lot more training available for Officers. The new police cruiser is almost complete and should be ready to be on the road this week.

Mr. McConville stated the Village contained a judgement against former police officer Christopher Plantz. Officer Plantz entered into an agreement with the Village pursuant to which the Village would pay for training, police academy, uniform, and various other expenditures. Mr. McConville stated Mr. Plantz signed a promissory note promising to be an employee obligating him to pay the expenditures back if he did not meet that commitment. Mr. McConville stated he ended up quitting because he could not make it through the academy so he had debt to the Village and refused to pay it back. Mr. McConville stated the Village offered him payment plans that he refused so the Village ended up bringing action against him in the court of common pleas and obtained a judgement. The judgement was in the principal amount of about \$38,000. Mr. McConville stated the Village just found out this week that Mr. Plantz has filed for Chapter 7 bankruptcy. Mr. McConville stated he is looking into if governmental debt can be discharged in a Chapter 7 bankruptcy but he is attempting at finding a bankruptcy lawyer to discuss the options. Mayor Garlich stated he was given every opportunity to be successful but refused to do the work. Mr. Klein asked whether his payroll at his new job could be garnished. Mr. McConville stated this cannot happen once bankruptcy has been declared. Mr. McConville stated the bankruptcy court can decide if this debt will need to be paid but he is looking into this to see what the options are. Mr. McConville stated he will submit a proof of claim to the court to stay on top of this case to see what is going on.

12. PARKS & RECREATION REPORT – Report is included in the packet. Ms. McCoy stated Spring/Summer sports registration has closed and sports are getting ready to begin practice. Ms. McCoy stated the pickle ball courts are now open and ready for use.

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PUBLIC PARTICIPATION

1. **Mr. Tim Korycki 15322 Royal Oak Dr** is wondering if families of his neighbor are allowed to use the pool if they don't live in the Village and the resident is not home. Mayor Garlich stated yes, they can but they are not supposed to drain the pool water. Chief Tucholski stated the next time they are draining the pool he would have to call in and report it to the zoning inspector so Mr. Boksansky can reach out to them and discuss the zoning ordinances with them. Mr. Korycki stated he also has complaints about the noise from the pool filter and heater. Mayor Garlich stated there is an ordinance for noise decibels so he will have them take a look at that.
2. Mayor Garlich stated there will be an America250 drone show on June 13th at the Cardinal High School football stadium. There will be a parachuter and prayer held prior to the drone show. Mayor Garlich stated this is a part of the Middlefield Swiss Cheese Festival. Mayor Garlich stated Vanboxel Supply, Frost Bar, Nopec, Joe Svete, Nick Giardina, and Mayor Garlich sponsored the drone show.

FIRST READING –

1. **ORDINANCE 26-120 AN ORDINANCE APPROVING A DRIVEWAY CURB CUT ON TARE CREEK PARKWAY, AND DECLARING AN EMERGENCY.** Mayor Garlich introduced Ordinance 26-120 by title only. Mayor Garlich stated this is for the self-storage unit and will have a driveway to the south of the Hartville Hardware driveway. **Mr. Hornung made a motion to place Ordinance 26-120 on first reading as an emergency and waive the required readings, motion seconded by Ms. Arganti. Roll Call. All in favor: Yeas (6). Mr. Morrow made a motion to PASS Ordinance 26-120, motion seconded by Mr. Blue. Roll Call. All in favor: Yeas (6).**
2. **ORDINANCE 26-121 AN ORDINANCE AUTHORIZING AN AGREEMENT FOR OPERATION OF THE MIDDLEFIELD-CARDINAL RECREATION DEPARTMENT, AND DECLARING AN EMERGENCY.** Mayor Garlich introduced Ordinance 26-121 by title only. Ms. McCoy stated this is the yearly agreement and it is the same as the agreement from last year. It is on first reading since the school still has to review at their board meeting. **Mr. Morrow made a motion to place Ordinance 26-121 on first reading as an emergency, motion seconded by Mr. Hornung. Roll Call. All in favor: Yeas (6).**
3. **ORDINANCE 26-122 AN ORDINANCE ACCEPTING THE BID OF ANDRITZ SEPARATION INC. FOR WASTEWATER TREATMENT PLANT SCREEN REHABILITATION PROJECT IN AN AMOUNT NOT TO EXCEED \$187,828.00 AS THE LOWEST AND MOST RESPONSIVE BID, AND DECLARING AN EMERGENCY.** Mayor Garlich introduced Ordinance 26-122 by title only. Ms. McCoy stated there was only one bidder for this project. Ms. McCoy stated there

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was a clerical error in the bid but the bid and award was able to be moved forward since there was only one bidder on the project. **Mr. Hornung made a motion to place Ordinance 26-122 on first reading as an emergency and waive the required readings, motion seconded by Mr. Klein. Roll Call. All in favor: Yeas (6). Mr. Klein made a motion to PASS Ordinance 26-122 motion seconded by Mr. Hornung. Roll Call. All in favor: Yeas (6).**

- 4. ORDINANCE 26-123 AN ORDINANCE ADJUSTING THE COMPENSATION OF CLIFF HARRISON, SERVICE FOREMAN, RETROACTIVELY EFFECTIVE MARCH 30, 2026, AND DECLARING AN EMERGENCY.** Mayor Garlich introduced Ordinance 26-123 by title only. Chief Tucholski stated Cliff has taken on a lot more responsibility and has been doing a great job. Mayor Garlich stated he is a valued employee and the raise is well deserved. **Mr. Morrow made a motion to place Ordinance 26-123 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 Ordinance 26-123 motion seconded by Mr. Kaplan. Roll Call. All in favor: Yeas (6).**
- 5. ORDINANCE 26-124 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A LEASE AGREEMENT WITH KURTZ SALVAGE, LLC d/b/a/ KURTZ DISCOUNT GROCERY FOR THE LEASE OF SPACE IN THE FORMER BFG BUILDING, AND DECLARING AN EMERGENCY.** Mayor Garlich introduced Ordinance 26-124 by title only. Mayor Garlich stated Kurtz Salvage is leasing a space in the BFG Burton building to use the space as storage space. **Mr. Morrow made a motion to place Ordinance 26-124 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 26-124 motion seconded by Mr. Morrow. Roll Call. All in favor: Yeas (6).**

SECOND READING

- 1. 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**

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APPROVING RELATED MATTERS AND DECLARING AN EMERGENCY.

Mayor Garlich introduced Ordinance 26-117 by title only. Mr. McConville stated this was placed on second reading again due to expenditure discussions with the County along with the projected collection amount on TIFS. **Mr. Morrow made a motion to place Ordinance 26-117 on second reading, motion seconded by Mr. Hornung. Roll Call. All in favor: Yeas (6).**

THIRD 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 PASS Ordinance 26-110, 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. Morrow made a motion to PASS Ordinance 26-114, 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 stated user numbers and interactions have increased due to drone photos of where the new Circle K location will be.
2. **A MOTION TO CORRECT A CLERICAL ERROR IN THE TITLE OF ORDINANCE 26-118 CORRECTING THE PAY RATE TO READ \$35.39 TO MATCH SECTION 2 OF THE ORDINANCE TEXT.** Mr. Klein made a motion to correct a clerical error in Ordinance 26-118, motion seconded by Mr. Hornung. Roll Call. All in favor: Yeas (6).

COMMITTEE REPORTS and COMMUNICATIONS

Planning & Zoning (Mayor Garlich/Mr. Klein/Mr. Linberg/Mr. Dietrich/Ms. Shaffer) – March meeting minutes included in the packet.

Streets, Sidewalks, & Utilities (Mr. Morrow/ Mr. Blue/ Ms. Arganti/ Ben Garlich) – March meeting minutes included in the packet.

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

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

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

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

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

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

May 25, 2026 *Village Offices Closed – Memorial Day*

June – (subject to change)

June 9, 2026 5:15pm STREETS COMMITTEE

June 9, 2026 6:00pm PLANNING COMMISSION

June 11, 2026 5:00pm AMERICA250

June 11, 2026 5:30pm RECREATION COMMITTEE

June 11, 2026 6:00pm FINANCE COMMITTEE

June 11, 2026 6:30pm SAFETY COMMITTEE

June 11, 2026 7:00pm COUNCIL MEETING

June 13, 2026 America250 Drone Show –

Sponsored by: *Village of Middlefield and
Platinum Sponsor: VanBoxel Business Supply*

*Gold Sponsors: Heritage Pointe, Advanced Accounting Consultants/Middlefield
Home & Business Storage, and Frost Bar n Grille*

Silver Sponsor: NOPEC

ADJOURNMENT

Mr. Klein motioned to adjourn the Council meeting at 8:09 PM, motion seconded by **Ms. Arganti**. Roll Call. All in favor: Yeas (6).

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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