

Village of Middlefield Council Minutes

May 14, 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. Jack Cunningham, Ms. Ann Wishart-Maple Leaf, and Mr. Ben Reed- Fire Department.

1. Opening Ceremony: Pledge of Allegiance was recited.

2. Agenda: No additions/deletions.

3. Approval of Minutes: April 9, 2026. *Mr. Hornung made a motion to approve April 9, 2026 minutes, motion seconded by Mr. Kaplan. Roll Call. All in favor: Yeas (6).*

4. Payment of Bills: *Mr. Morrow moved to authorize payments totaling \$688,291.05, 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 15.3% compared to the previous year. Mr. Giardina stated total receipts for April have increased compared to a year ago and expenditures have also increased due to large projects happening in the Village. Mr. Giardina stated income tax withholdings are still very strong. Employment in the Village is strong in head count and in wages. Mr. Giardina stated individual deposits are up compared to a year ago. Mr. Giardina stated across the board the Village is positive in financials.

6. AMBULANCE REPORT – Report is included in the packet. Mayor Garlich stated there was a meeting today that made some progress.

7. FIRE DEPARTMENT REPORT – Report is included in the packet. Mr. Reed stated everything is going well and there is a lot of training going on with other departments.

8. ECONOMIC DEVELOPMENT: Ms. McCoy stated the storefront renovation program is running low and has about \$1,000 left. Envirosol has applied for the remaining funds to use for signage. Ms. McCoy stated Council can make a motion to replenish the Storefront Renovation Program fund. Ms. McCoy stated she has also answered inquiries for properties and has been working on the Heritage Pointe TIF districts.

9. ZONING REPORT: Report is included in packet. Mr. Boksansky stated he was able to issue 11 zoning permits for the month of April.

10. STREETS, SIDEWALKS & UTILITIES REPORT – Report is included in the packet. Chief Tucholski stated there has been a lot of grass mowing, park maintenance,

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cemetery maintenance, street sweeping, equipment repair, and more. The Eagle Park passed inspection and will be open soon weather permitting. Chief Tucholski stated the pickleball courts are open and being used.

11. POLICE REPORT – Report is included in the packet. Chief Tucholski stated there was 636 calls for service in the month of April. Chief Tucholski stated there is CPR training going on and there are a lot of other trainings scheduled throughout the year. Mayor Garlich stated the training fund for police has increased.

12. PARKS & RECREATION REPORT – Report is included in the packet. Ms. McCoy stated Spring Sports are underway and everything is going well. The pickleball courts are open.

PUBLIC PARTICIPATION

1. Public Hearing July 9, 2026
 - a. 7:30PM 2027 Tax Budget
 - b. 7:40PM Ordinance 26-136 & Ordinance 26-140

FIRST READING –

1. **RESOLUTION 26-04 A RESOLUTION AUTHORIZING THE PURCHASE OF SPECIFIED INSURANCE FROM LOVE INSURANCE AGENCY, AND DECLARING AN EMERGENCY.** Mayor Garlich introduced Resolution 26-04 by title only. Ms. McCoy stated this is for the liability and cyber insurance and only has a slight increase. **Mr. Hornung made a motion to place Resolution 26-04 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 Resolution 26-04, motion seconded by Mr. Blue. Roll Call. All in favor: Yeas (6).**
2. **ORDINANCE 26-125 AN ORDINANCE EMPLOYING GAVIN BUNKER, AS A PARTTIME STREETS LABORER, AT THE RATE OF \$18.00 PER HOUR, RETROACTIVELY EFFECTIVE APRIL 15, 2026, AND DECLARING AN EMERGENCY.** Mayor Garlich introduced Ordinance 26-125 by title only. Chief Tucholski stated Gavin is young and is helping out in the parks and other maintenance. **Mr. Klein made a motion to place Ordinance 26-125 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 26-125, motion seconded by Mr. Blue. Roll Call. All in favor: Yeas (6).**
3. **ORDINANCE 26-126 AN ORDINANCE EMPLOYING GAVIN RUSSELL, AS A PARTTIME STREETS LABORER, AT THE RATE OF \$19.91 PER HOUR, RETROACTIVELY EFFECTIVE APRIL 20, 2026, AND DECLARING AN EMERGENCY.** Mayor Garlich introduced Ordinance 26-126 by title only. Chief

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Tucholski stated Gavin was full time and become a paramedic but would like to stay part time. **Mr. Hornung made a motion to place Ordinance 26-126 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 26-126, motion seconded by Mr. Kaplan. Roll Call. All in favor: Yeas (6).**

4. **ORDINANCE 26-127 AN ORDINANCE ACCEPTING THE BID OF A.P. O'HORO COMPANY FOR THE WWTP TERTIARY FILTER IMPROVEMENTS PROJECT IN AN AMOUNT NOT TO EXCEED \$2,768,000.00 AS THE LOWEST AND MOST RESPONSIVE BID, AND DECLARING AN EMERGENCY** Mayor Garlich introduced Ordinance 26-127 by title only. **Mr. Hornung made a motion to place Ordinance 26-127 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 26-127, motion seconded by Mr. Morrow. Roll Call. All in favor: Yeas (6).**
5. **ORDINANCE 26-128 AN ORDINANCE AUTHORIZING VARIOUS ACTIVITIES RELATED TO MIDDLEFIELD SWISS CHEESE FESTIVAL, WAIVING THE PROHIBITION OF THE CODIFIED ORDINANCES REGARDING SAME, AND DECLARING AN EMERGENCY** Mayor Garlich introduced Ordinance 26-128 by title only. **Mr. Morrow made a motion to place Ordinance 26-128 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 26-128, motion seconded by Mr. Kaplan. Roll Call. All in favor: Yeas (6).**
6. **ORDINANCE 26-129 AN ORDINANCE APPROVING VISION AND DENTAL HEALTH CARE BENEFITS THROUGH DELTA DENTAL PLAN OF OHIO, INC., AND DECLARING AN EMERGENCY** Mayor Garlich introduced Ordinance 26-129 by title only. Ms. McCoy stated there is an 8% increase on the dental. **Mr. Hornung made a motion to place Ordinance 26-129 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 26-129, motion seconded by Mr. Hornung. Roll Call. All in favor: Yeas (6).**
7. **ORDINANCE 26-130 AN ORDINANCE ENACTING NEW SECTION 135.053 OF THE CODIFIED ORDINANCES TO CREATE AND CODIFY THE POSITION OF UTILITY SYSTEM SPECIALIST & OPERATOR, AND DECLARING AN EMERGENCY** Mayor Garlich introduced Ordinance 26-130 by title only. Chief Tucholski stated this is creating a position for Laura Maddox who will be taking over Mark Citriglia's position once he retires. **Mr. Hornung made a motion to place Ordinance 26-130 on first reading as an emergency and waive the required readings, motion seconded by Mr. Morrow. Roll Call. All in favor:**

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Yeas (6). Mr. Hornung made a motion to **PASS** Ordinance 26-130, motion seconded by Ms. Arganti. Roll Call. All in favor: Yeas (6).

8. **ORDINANCE 26-131 AN ORDINANCE AUTHORIZING THE HIRING OF LAURA MADDOX AS A FULL TIME UTILITY SYSTEM SPECIALIST & OPERATOR, AND DECLARING AN EMERGENCY** Mayor Garlich introduced Ordinance 26-131 by title only. Chief Tucholski stated Laura has about 5 years' experience in the field and has a 4-year degree along with some licensing for operator. **Mr. Hornung made a motion to place Ordinance 26-131 on first reading as an emergency and waive the required readings, motion seconded by Mr. Kaplan. Roll Call. All in favor: Yeas (6). Mr. Morrow made a motion to **PASS** Ordinance 26-131, motion seconded by Mr. Hornung. Roll Call. All in favor: Yeas (6).**
9. **ORDINANCE 26-132 AN ORDINANCE ADJUSTING THE COMPENSATION OF UTILITY DEPARTMENT EMPLOYEES, RETROACTIVELY EFFECTIVE MAY 11, 2026, WITH THE PAY DATE MAY 28, 2026, AND DECLARING AN EMERGENCY.** Mayor Garlich introduced Ordinance 26-132 by title only. Chief Tucholski stated the pay rates were found to be low so this is an adjustment on their pay rates. **Mr. Hornung made a motion to place Ordinance 26-132 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 26-132, motion seconded by Mr. Blue. Roll Call. All in favor: Yeas (6).**
10. **ORDINANCE 26-133 AN ORDINANCE AUTHORIZING VARIOUS ACTIVITIES RELATED TO BLOOM & BROWSE, WAIVING THE PROHIBITION OF THE CODIFIED ORDINANCES REGARDING SAME, AND DECLARING AN EMERGENCY** Mayor Garlich introduced Ordinance 26-133 by title only. **Mr. Kaplan made a motion to place Ordinance 26-133 on first reading as an emergency and waive the required readings, motion seconded by Mr. Hornung. Roll Call. All in favor: Yeas (6). Ms. Arganti made a motion to **PASS** Ordinance 26-133, motion seconded by Mr. Blue. Roll Call. All in favor: Yeas (6).**
11. **ORDINANCE 26-134 AN ORDINANCE ESTABLISHING A CREDIT OR PARTIAL WAIVER OF THE VILLAGE OF MIDDLEFIELD'S IMPACT FEE; A WAIVER OF THE VILLAGE OF MIDDLEFIELD'S SEWER CONNECTION CHARGES; AND A WAIVER OF THE VILLAGE OF MIDDLEFIELD'S WATER CONNECTION CHARGES WITH RESPECT TO THE HERITAGE POINTE PROJECT; AND APPROVING RELATED MATTERS AND DECLARING AN EMERGENCY.** Mayor Garlich introduced Ordinance 26-134 by title only. Mr. McConville stated this waives the fees with the Heritage Pointe project due to the TIF. **Mr. Hornung made a motion to place Ordinance 26-134 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****

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Ordinance 26-134, motion seconded by Mr. Kaplan. Roll Call. All in favor: Yeas (6).

- 12. ORDINANCE 26-135 AN ORDINANCE ACCEPTING THE BID OF GRADE LINE INC. FOR NORTH STATE AVE. (S.R. 608) WATER CONNECTION RELOCATION PROJECT IN AN AMOUNT NOT TO EXCEED \$240,695.00 AS THE LOWEST AND MOST RESPONSIVE BID, AND DECLARING AN EMERGENCY.** Mayor Garlich introduced Ordinance 26-135 by title only. Chief Tucholski stated this is replacing a water line that continuously keeps breaking from Pierce St to the center of town. Chief Tucholski stated they will try to work on this during the night as much as they can. **Mr. Hornung made a motion to place Ordinance 26-135 on first reading as an emergency and waive the required readings, motion seconded by Mr. Blue. Roll Call. All in favor: Yeas (6). Mr. Morrow made a motion to PASS Ordinance 26-135, motion seconded by Mr. Klein. Roll Call. All in favor: Yeas (6).**
- 13. ORDINANCE 26-136 AN ORDINANCE IMPOSING A TWELVE-MONTH MORATORIUM ON THE ACCEPTANCE OF ANY ZONING APPLICATION FOR DATA CENTERS WITHIN THE VILLAGE, AND DECLARING AN EMERGENCY.** Mayor Garlich introduced Ordinance 26-136 by title only. Ms. McCoy stated this will have a public hearing at the July Council meeting putting a pause on data centers. Mr. McConville stated data centers tend to use a lot of water and energy so this is the process of waiting for legislation and regulations from the state on data centers. **Ms. Arganti made a motion to place Ordinance 26-136 on first reading as an emergency, motion seconded by Mr. Hornung. Roll Call. All in favor: Yeas (6).**
- 14. AMENDED ORDINANCE 26-137 AN ORDINANCE AMENDING ORDINANCE 26-118 ENTITLED “AN ORDINANCE HIRING KHALED ABU-GHANNAM AS A FULL TIME POLICE OFFICER, CONTINGENT UPON HIS COMPLETING THE REQUIREMENTS OF THE CODIFIED ORDINANCES, AT THE PAY RATE OF 35.93 PER HOUR”, AND DECLARING AN EMERGENCY.”** Mayor Garlich introduced Ordinance 26-137 by title only. Chief Tucholski stated there was a mistake with his sick time so this is correcting the number of sick hours he got. **Mr. Hornung made a motion to place Ordinance 26-137 on first reading as an emergency and waive the required readings, motion seconded by Mr. Blue. Roll Call. All in favor: Yeas (6). Mr. Klein made a motion to PASS Ordinance 26-137, motion seconded by Mr. Kaplan. Roll Call. All in favor: Yeas (6).**
- 15. ORDINANCE 26-138 AN ORDINANCE AMENDING CODIFIED ORDINANCE SECTION 911.13 ENTITLED ‘BILLING AND PAYMENT FOR WATER CHARGES’ BY PERMITTING ESTIMATED BILLING, AND DECLARING AN EMERGENCY.”** Mayor Garlich introduced Ordinance 26-138 by title only. Ms. McCoy stated this gives the ability to bill for estimated water usage if there is ability to estimate what they were averaging. **Mr. Morrow made a motion to**

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place Ordinance 26-138 on first reading as an emergency and waive the required readings, motion seconded by Mr. Blue. Roll Call. All in favor: Yeas (6). Mr. Hornung made a motion to **PASS** Ordinance 26-138, motion seconded by Mr. Kaplan. Roll Call. All in favor: Yeas (6).

16. **ORDINANCE 26-139 AN ORDINANCE AMENDING CODIFIED ORDINANCE SECTION 907.06 ENTITLED 'MEASURING USE OF SYSTEM' BY PERMITTING ESTIMATED SEWER BILLING, AND DECLARING AN EMERGENCY.**" Mayor Garlich introduced Ordinance 26-139 by title only. Ms. McCoy stated this gives the ability to bill for estimated sewer usage if there is ability to estimate what they were averaging. **Mr. Hornung made a motion to place Ordinance 26-139 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 26-139, motion seconded by Mr. Kaplan. Roll Call. All in favor: Yeas (6).**

17. **ORDINANCE 26-140 AN ORDINANCE REZONING GEAUGA COUNTY PERMANENT PARCEL NO. 19-702900 ON PIERCE STREET FROM "GC, GENERAL COMMERCIAL" TO "R-PUD 1153.09 (3) SENIOR HOUSING"** Mayor Garlich introduced Ordinance 26-140 by title only. Mayor Garlich stated this is for the old Jordak school building that will go back to residential zoning to accommodate the senior housing. **Mr. Hornung made a motion to place Ordinance 26-140 on first reading, motion seconded by Mr. Blue. Roll Call. All in favor: Yeas (6).**

18. **ORDINANCE 26-141 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A COMPENSATION AGREEMENT WITH THE COUNTY COMMISSIONERS OF GEAUGA COUNTY FOR DISTRIBUTION OF TAX INCREMENT FINANCING REVENUES, AND DECLARING AN EMERGENCY** Mayor Garlich introduced Ordinance 26-141 by title only. Mr. McConville recommended modifying Section 1 to mirror the form in case there needs to be any changes. **Mr. Morrow made a motion to have Section 1 read "Council hereby authorizes the Mayor to enter into the County Compensation Agreement in the form attached hereto as Exhibit A or in a substantially similar form provided such substantially similar form is reviewed and approved by the Mayor and Solicitor, which is incorporated herein by reference as if fully rewritten.", motion seconded by Ms. Arganti. Roll Call. All in favor: Yeas (6). Mr. Hornung made a motion to place Ordinance 26-141 on first reading as an emergency and waive the required readings, motion seconded by Mr. Blue. Roll Call. All in favor: Yeas (6). Mr. Hornung made a motion to **PASS** Ordinance 26-141, motion seconded by Mr. Klein. Roll Call. All in favor: Yeas (6).**

SECOND READING

1. **ORDINANCE 26-121 AN ORDINANCE AUTHORIZING AN AGREEMENT FOR**

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OPERATION OF THE MIDDLEFIELD-CARDINAL RECREATION DEPARTMENT, AND DECLARING AN EMERGENCY. Mayor Garlich introduced Ordinance 26-121 by title only. Ms. McCoy stated there are no changes and it was passed at the school board meeting last night. **Mr. Morrow made a motion to place Ordinance 26-121 on second reading as 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 26-121, motion seconded by Mr. Klein. Roll Call. All in favor: Yeas (6).**

THIRD 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 APPROVING RELATED MATTERS AND DECLARING AN EMERGENCY.** Mayor Garlich introduced Ordinance 26-117 by title only. This is to review and approve the creation of five TIF incentive districts related to the Meadowlake Properties development. Future tax revenue generated by new improvements within the districts will be used to help fund public infrastructure improvements serving the project. **Mr. Hornung made a motion to PASS Ordinance 26-117, motion seconded by Mr. Kaplan. Roll Call. All in favor: Yeas (6).**

OLD BUSINESS

NEW BUSINESS

- 1. Web Site Report –** Kim Breyley: Included in the packet. Ms. Breyley stated users are up about 4% and she has been posting consistently to get those numbers to keep increasing.

COMMITTEE REPORTS and COMMUNICATIONS

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

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

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

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

Public Safety (Mr. Hornung/ Mr. Blue/Mr. Kaplan/ Mayor Garlich) – April 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*

May 25, 2026 *Memorial Day Parade 11am Ceremony immediately following at cemetery*

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

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Home & Business Storage, and Frost Bar n Grille
Silver Sponsor: NOPEC

July- (Subject to Change)

July 3, 2026 *Village Hall Closed – in Observance of Independence Day*

July 4, 2026 *Independence Day – America 250th Anniversary*

July 7, 2026 5:15pm STREETS COMMITTEE

July 7, 2026 6:00pm PLANNING COMMISSION

July 9, 2026 5:30pm RECREATION COMMITTEE

July 9, 2026 6:00pm FINANCE COMMITTEE

July 9, 2026 6:30pm SAFETY COMMITTEE

July 9, 2026 7:00pm COUNCIL MEETING

ADJOURNMENT

Mr. Hornung motioned to adjourn the Council meeting at 8:10PM, motion seconded by Ms. Arganti. 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