



VILLAGE OF NORTH BALTIMORE
Committee of the Whole - 9/1/2026

September 01, 2026
5:30 PM

Minutes

I. Call to order: Council President Dee Hefner

II. Pledge of Allegiance

III. Public Participation (5-min limit)

1. John Harden – Meeting Minutes and Ordinance No. 2026-03

Mr. Harden asked about August meeting minutes, noting that no minutes were available online.

Clerk of Council Mason Davis replied that the minutes had not been signed yet and could not be posted until signed by council [approved at a regular or special meeting].

Mr. Harden stated that he had gone as far back as possible [in the meeting minutes archive] and observed several copies of meeting minutes were not available.

Mr. Davis stated that he had released all meeting minutes that he had prepared since starting his position and was working on uploading minutes that were taken beforehand [prior to October/November 2025]; Mr. Harden requested that he review this matter.

Mr. Harden stated that some meeting minute video recordings were also unavailable and required a password; Mr. Davis replied that all videos were set for public visibility through YouTube.

Mr. Harden stated that he thought Ordinance No. 2026-03 [regarding a village-wide ban on door-to-door solicitation] should be reviewed for local canvassers. He stated that they were selling themselves and their ideas.

He asked if individuals participating in these activities should speak to village officials prior to door-to-door canvassing.

Village Administrator Josh Bender stated that the exemption for political canvassing was intended to protect individuals' rights under the U.S. Constitution; Ms. Hefner concurred with Mr. Bender, citing freedom of speech.

2. Jamie Cunningham - Data Centers in Findlay, OH

Ms. Cunningham stated that she lived on the other side of the Wood-Hancock County border and was in attendance to gather information.

Ms. Cunningham stated that she was concerned about annexation by the city of Findlay in order to install a data center. She stated that she believed that Mayor Muryn [Findlay] has a goal to annex Allen Township up to the county line.

Administrator Bender stated that he was attempting to be proactive on the topic of data centers by learning from other communities and their zoning codes. He stated that he planned to do a comprehensive zoning rewrite in 2027.

IV. Public Safety - Tim Engard

~~1. Drug Enforcement Agreement~~

Ms. Hefner asked if there were any updates on this topic; no updates were presented. This item was not discussed further.

2. Fire Department Levy

Mayor Patterson and Fire Chief Ted Francisco discussed placing the fire department levy (set to expire) on the May 2027 special ballot; Fiscal Officer Justin Overmyer stated that a cost of \$10,000.00 was split between all municipalities who place items on this ballot. They discussed waiting until the Fall election. No decision was made.

V. Public Utilities - Eric Sweat

Nothing of note.

VI. Public Works - Paula Beaupry

1. PW Building

Administrator Bender stated that he had met with Kleinfelder, Inc. to discuss what the proposed facility could look like, if council opts to hire Garmann-Miller for criteria architectural services.

2. Shelter House Appliances

Ms. Beaupry stated that she wanted funds allocated to replace the refrigerators at the park shelter houses in the upcoming year; she added that the ovens likely did not need replacements as they were not used frequently.

3. “Children at Play Signs” on East Water Street
Mayor Patterson stated that a resident had contacted him to request “children at play” signs be placed on East Water Street. The resident had reported that motorists were running four-way intersections in this area. He asked that Street Department Superintendent Josh Long review sign placement and NBPD monitor this area.

VII. Economic and Community Development - Dee Hefner

1. Festival

Ms. Hefner stated that she was waiting for a fund update on the June festival. She estimated that it was \$15,000.00.

She asked Mayor Patterson if he had received an update from the North Baltimore Festival Organization [a nonprofit separate from the village] on if they were willing to host a “Good Old Summertime” festival in 2027.

Mayor Patterson replied that his organization is committed to the Fall Festival and asked if funding would remain if they were to add a Summer event.

Mayor Patterson and Council held a discussion on festival coordination and discussed which party would be better suited to host the event – the village or the festival organization. Several concerns were raised regarding funding, liability, and involvement by council. No decision was made.

2. Code Enforcement Software

Ms. Hefner asked for an update on the new code enforcement software. Administrator Bender replied that the software was working well and had been helpful in preparing code violation letters earlier that day.

3. Cemetery Development

Administrator Bender stated that Wood County would allow a landline parcel above a resident near the cemetery. He stated that this matter was on the agenda for the October 14, 2026, 4:00 PM Planning Commission meeting.

VIII. Personnel, Policy, and Ordinance Review - Richard Bosak

Nothing of note.

IX. Finance and Technology - Dave Richmond

Nothing of note.

X. Administrator - Josh Bender

1. Quarry Road Repave

Administrator Bender reported that the bid let for the proposed project was held the previous Friday [8/28/2026]. He stated that the winning bid came in far higher than expected at \$198,725.00. He believed that the road widening component raised the cost significantly.

Ms. Hefner stated that road widening was a critical part of the project. Administrator Bender stated that the project might be bid for below \$100,000.00 if removed.

Mr. Sweat recommended the project be delayed until a full road redevelopment plan is completed. He felt that the funds necessary for the project could be used for engineering costs on a larger project instead.

Administrator Bender stated that if an agreement was not made with the winning bidder within 60 days, then the project would need to go out for bid once again, also requiring new legislation.

Mr. Bosak stated that a sidewalk should be placed as it was a primary route for the school; Administrator Bender stated that sidewalk would likely be a later component of the project and would add a significant cost.

Ms. Hefner stated that council would “hold off” on the project.

2. CDBG Downtown Grant - Review Board

Economic Development Specialist Mason Davis provided an update on the Community Development Block Grant (CDBG), prepared by the village and Kleinfelder, Inc. If awarded, two downtown buildings located at 109 S. Main Street and 142 N. Main Street-111 E. Broadway Street will complete necessary improvements.

Mr. Davis stated that a pre-application will be submitted to the State Department of Development and subsequent legislation will be presented.

Mr. Davis clarified that this grant is separate from the Downtown Façade Program recently established by Council.

XI. Fiscal Officer - Justin Overmyer

1. Tax Rates and Amounts - 2027

Mr. Overmyer provided information on ballot levies and the funding that the village will receive in April 2027. He explained that these funds were

generated from levies that have already been passed. He noted that this would be the final disbursement of funds for the Fire Levy and recommended that the levy be placed on the next ballot.

Ms. Hefner asked when the deadline for the May election would be and if any other items would be on this ballot; Mr. Overmyer stated that the dates had not been set by the County Board of Elections yet, and that there were no other items at this time.

Mr. Sweat asked when funds would be received should the Fire Levy be passed in May, or what would occur if the item did not pass. He stated that if funds were received in April 2028, then the Fire Department would operate with a funding shortfall of approximately \$77,000.00.

Mr. Overmyer stated that there was no direct benefit between placing the Fire Levy on the May ballot compared to the regular November ballot – the funds would be released in April 2028 regardless.

2. Insurance Provider

Mr. Overmyer stated that the deadline to select a new insurer for the Village was October 31, 2026. Council will determine a provider between Public Entities Pool of Ohio (PEP) and Ohio Plan.

3. Assessments

Mr. Overmyer stated that the final 2 assessments [for grass mowing and delinquent utilities] would be submitted to the County Auditor. He explained that these are personal assessments applied to (1) individuals who left utility balances on a property and have since moved and (2) properties that have been mowed by the village after a zoning citation.

Ms. Hefner asked if these would need to be passed via emergency at the following council meeting [9/8/2026]; Mr. Overmyer stated that these had received a reading but would need to be passed as an emergency.

4. 2027 Budget

Mr. Overmyer stated that budget meetings would begin in Mid-October. He added that he would contact department heads with more information.

XII. Mayor - Aaron Patterson

Nothing of note.

XIII. Adjournment

The meeting was adjourned at approximately 6:56 PM.