



VILLAGE OF NORTH BALTIMORE
Committee of the Whole - 7/7/2026

July 07, 2026
5:30 PM

Minutes

I. Call to order: Council President Dee Hefner

II. Pledge of Allegiance

III. Public Participation

1. Officer Brian Chambers, NBPD

Officer Chambers informed council that he had decided to retire as a part-time police officer with the North Baltimore Police Department. He was unaware of any part-time officers retiring from the department and raised concerns about retirement benefits.

2. Paulette Mills, Kleinfelder Inc.

Ms. Mills introduced herself and stated that Kleinfelder looked forward to working with village personnel on upcoming infrastructure projects.

IV. Public Safety - Dee Hefner

1. County Drug Enforcement Services Agreement (Resolution No. 18-2026)

Ms. Hefner requested clarification on the amount of time that a dedicated drug enforcement officer would spend in North Baltimore. She also requested more information on how the funds from seized drugs would be split with Wood County.

Mayor Patterson requested that Council provide any outstanding questions they had to him. He stated that they would hold a meeting to discuss the contract further.

2. Emergency Supplemental Appropriations Police (Ordinance No. 2026-15)

Mayor Patterson stated that an ordinance would be presented for supplemental funding to the police department. He explained that the department had been authorized to spend funds to help make necessary upgrades. Mayor Patterson stated that Chief Bingham, Mr. Overmyer, and Ms. April Dick [Assistant Finance Officer] will meet to discuss funding.

Members of council discussed potential solutions to idling police cruisers. Currently, NBPD has at least one cruiser running at all times to ensure that the in-car computer system and other technologies are prepared for emergency calls. The cost of inverters was mentioned. No further actions were suggested.

V. Public Works - Paula Beaupry

1. Professional Service Agreement with Kleinfelder, Inc.

Administrator Bender stated that the professional service agreement presented to consultant Kleinfelder, Inc. [for infrastructure projects including the State Route 18 MUP] was prepared for indemnification for the village.

Mayor Patterson stated that this agreement was the result of substandard work by previous engineering consultants – he explained that it was not due to Kleinfelder’s proposals.

2. Main Street STBG (Resolution No. 11-2026)

Ms. Mills described the proposed South Main Street improvement project. Kleinfelder will assist the village to apply for the Surface Transportation Block Grant (STBG) program through Lake Erie West Regional Council.

3. Income Tax Increase

Administrator Bender made a proposal to place an item on the November ballot to increase income tax from 1.00%-2.00%, which he stated would generate an additional \$1.5 million. He stated that these funds would be allocated exclusively for infrastructure including street maintenance, the proposed public works building, public works equipment, sidewalks, and lighting. He stated that the previous attempt at an income tax increase had been focused on multiple areas; he felt that focusing on infrastructure alone would be supported by the community.

Mayor Patterson disagreed with the previous attempt having multiple focuses – he stated that it had only been proposed for roadway improvements, parks, and stormwater drainage.

Ms. Hefner stated that the previous attempt had not been successful due to information not being distributed to the public in a timely manner; she stated that if Administrator Bender's proposal were to be approved, then a clear plan for the funds must be submitted.

Administrator Bender stated that his plan was for these funds to be allocated for improvements on Main Street and East Broadway, a reconstruction of East Water Street, and improvements on North Walnut Street.

Mayor Patterson stated that Water Superintendent Brian Roberts should be consulted to avoid repaving any roads that have water line replacements scheduled.

Ms. Hefner asked Administrator Bender how he would better inform the public of the proposal; he replied that he would utilize Facebook, water bills, canvassing, and local newspapers.

Mayor Patterson stated that a quarter percent [1.25%] would generate approximately \$450,000.00, a half percent increase [1.50%] would generate \$750,000.00 and a .75% increase [1.75%] would generate approximately \$1.2 million.

Administrator Bender stated that the tax assessments for infrastructure [tree trimming, lighting, etc.] could be removed if council desired if a tax increase were to pass.

4. Daman Property

Ms. Beaupry stated that the Daman Property located adjacent to Village Park was still available and inquired if this was still of interest to council.

Mayor Patterson asked for the cost; Administrator Bender stated that it was in the \$120-140,000 range. He indicated that the Ohio Department of Natural Resources (ODNR)'s Land Water Conservation Fund (LWCF) could offset a portion of these costs.

Mayor Patterson disagreed with purchasing the property, stating that any funds invested in parks should be utilized to purchase new equipment.

5. Baseball Backstop

Mr. Engard spoke in support of constructing a baseball backstop at the public park [located on the northern side, near the site of the old caboose]. He stated that there was high demand for use of the baseball diamonds.

Mayor Patterson asked how much this project would cost; Public Works Department Superintendent, Josh Long, estimated that it would cost \$6,000.00.

Mr. Bosak stated that the Little League desired an additional field and preferred a tee-ball field to the backstop.

Mr. Bosak and Mayor Patterson stated that they both had trouble finding available fields to use for practice when they coached youth baseball. Council discussed funding opportunities for the project, including grants offered by the Ohio Department of Natural Resources and the Wood County Park District.

Mr. Bosak stated that he would like to establish which fund(s) project expenses will be drawn from.

6. Seasonal Park Maintenance Laborer

Mr. Long stated that a seasonal employee would allow the department to focus on other tasks related to street maintenance and tree maintenance; Mayor Patterson replied that he would have a list of tasks to complete if an additional employee was hired.

Mr. Bosak raised a concern that the water fountains near the baseball diamonds were not turned on this season. He stated that toilet paper at the baseball field restrooms was also low. He also felt that the shelter houses required additional maintenance. Mr. Bosak supported hiring a seasonal employee for these reasons.

Mayor Patterson requested a meeting with Mr. Bosak to discuss his concerns in detail.

Administrator Bender supported Mr. Long's statement, saying that the proposed employee would allow the department to accomplish more outside of the park.

Ms. Hefner asked if the position would call for 40 hours per week; Administrator Bender stated that it would be 20-24 hours per week.

Administrator Bender stated that there would be more time to discuss this at committee of the whole meetings prior to the finalization of the 2027 budget.

7. New Playground

Administrator Bender reported that he and Economic Development Specialist, Mason Davis, had been in contact with the nonprofit Wood County Plays to discuss the development of a new inclusive playground. They could not assist Mr. Bender but provided helpful information on playground development.

Administrator Bender, Mr. Davis, Ms. Beaupry, and Mr. Bosak met with Mr. Mike McGilbra of Penchura, a playground company that often works with Wood County Plays. Mr. McGilbra provided conceptual drawings for a new playground and cost estimates – totaling \$545,000.00. Ms. Beaupry stated that a large portion of the project cost was surfacing. She was in favor of poured rubber rather than mulch for accessibility purposes.

Ms. Hefner asked if the project could be completed in phases; Ms. Beaupry stated that it was meant to be completed in full at the time of construction; Ms. Hefner stated that additional companies should be contacted to discuss a phased project approach.

Funding opportunities were discussed by Council including the Land Water Conservation Fund (LWCF) offered by the Ohio Department of Natural Resources.

8. Quarry Road Repave

Mayor Patterson shared information on the condition of Quarry Road after an informal street review with Mr. Caleb Patterson, his nephew, who operates a paver. Mayor Patterson stated that the south side of the road was in fair condition, but the north side required cutting and patching. He stated that he would like the road width to be extended by 1 foot on the north side.

Mr. Caleb Patterson stated that if the road was extended, stormwater would flow off the street and into the ditches [rather than pooling on the roadway].

Mayor Patterson requested that a scope of work be developed for the project and sealed bids be solicited. He stated that project expenses could be drawn from the street levy account.

Administrator Bender stated that he intended to apply for funding assistance for this project through the Ohio Public Works Commission (OPWC). He hoped to do a sealed bid process in the Fall and start construction in Spring 2027.

Ms. Beaupry asked council what the reasoning was for selecting Quarry Road for a repave project over other streets in the Village – she stated that this was to help residents understand the process.

Mayor Patterson replied that many streets in the village needed improvement. He stated that water main replacements often require segments of streets to be disrupted [meaning that freshly paved road would need to be torn out]. Quarry Road was selected as it does not have this issue and can be completed for an amount covered by the street levy fund [under \$100,000.00].

VI. Public Utilities - Eric Sweat

1. Water Tap Fees

Water Superintendent Brian Roberts reported that the department had recently replaced and installed several lines, including new developments at Dold Homes. He stated that the cost of components has risen and has outpaced the cost for installation – the department is currently performing installations at a loss.

Currently, the department charges \$900.00 for installation if the water main is located on the same side of the road as a line, and \$1,100.00 if it is located on the opposite side of the road. Mr. Roberts stated that these prices should be increased to \$2,000.00 and \$2,200.00 respectively. He stated that these prices are still lower than other municipalities charge.

Administrator Bender stated that an ordinance would be drafted to enact Mr. Roberts' suggestions.

VII. Economic and Community Development - Dee Hefner

1. Village 150th/America250 Festival Recap

Ms. Hefner stated that the festival was successful – she reported many positive comments from residents. She stated that the festival had come in below budget at \$16,000. She stated that costs had been offset by vendor fees and donations.

2. Downtown Facade Program

Ms. Hefner stated that she was interested in the village developing a grant program to assist downtown building owners with façade improvements.

Mayor Patterson replied that the village had previously allocated funds for this in the past, at about \$30,000.00 per year. He asked Ms. Hefner if the program details could be finalized prior to setting the 2027 budget.

Ms. Hefner stated that she would call for an Economic and Community Development Committee meeting to discuss this further.

3. Farmland Lease

Members of council discussed village-owned parcels located near Old Maplewood Cemetery that are leased for agricultural purposes.

Ms. Hefner stated that the lease was up for renewal soon and advised that any new leases should be entered into with caution. She stated that a long lease would make it difficult for a developer to come in – she was interested in the construction of new homes in the village. She recommended placing stipulations on the contract and recommended a length of 1-year.

VIII. Personnel, Policy and Ordinance Review - Richard Bosak

1. Bicycle Ordinance (Ordinance No. 2026-14)

Ms. Hefner stated that the Village 150th/America250 Festival had multiple instances of youth riding electric bicycles through crowded areas. She stated that an incident had been reported where a father had to quickly move his child out of the way to avoid being hit by an e-bike.

Administrator Bender explained that the proposed ordinance would prohibit the use of motorized devices on village sidewalks, including in the downtown area [the intersection of Broadway Street and Main Street through the intersection of Water Street and Main Street].

IX. Finance and Technology - Dave Richmond

Nothing of note.

X. Administrator - Josh Bender

1. Tall grass/Weed Enforcement

Administrator Bender stated that he had confirmed procedures for tall grass and weed enforcement with the village legal counsel. If a property is cited and the property owners are unable to be contacted, then the village will complete necessary mowing and assess the property for \$250.00.

2. PW Building

Administrator Bender stated that he had prepared an estimated cost for the proposed public works building at approximately \$1.3-2 million. He stated that he was not an architect and could not narrow this range down.

He asked council to revisit hiring Garmann-Miller [the firm that was originally selected as criteria architect for the project. The village did not move forward due to a concern on the cost].

Mr. Sweat was not in favor of hiring the firm at the quoted expense of approximately \$20,000.00. He felt that this cost was excessive for them to provide renderings and cost estimates.

Mayor Patterson asked if a pole barn company could be contacted to obtain a cost estimate. Mr. Sweat supported this idea.

~~3. Income Tax Increase~~

This item was discussed under Section V. "Public Works", Item 3.

~~4. Kleinfelder Contract & SR-18 MUP~~

This item was discussed under Section V. "Public Works", Item 1.

~~5. Main Street STBG (Resolution No. 11-2026)~~

This item was discussed under Section V. "Public Works", Item 2.

6. Eagleville Bridge Resolution (Resolution No. XX-2026)

The village is seeking clarification from Wood County on which party is responsible for the replacement and maintenance of the Eagleville Road Bridge.

Administrator Bender stated that a previous village solicitor and the current solicitor both determined that the bridge was the county's responsibility.

He has been unable to get an answer from the county engineer or county prosecutor. Administrator Bender stated that the proposed resolution would permit him to file a petition with the Wood County Commissioners to resolve this situation.

Administrator Bender reported that the bridge was rated "4" on its last safety inspection and is approaching its 100th year in service.

7. Events Permits

Administrator Bender stated that an all-events permit submitted by Mr. Aaron Patterson would be presented at the July council meeting [7/14/26].

~~8. Quarry Road Repave~~

This item was discussed under Section V. "Public Works", Item 8.

XI. Fiscal Officer - Justin Overmyer

~~1. Emergency Supplemental Appropriations Police (Ordinance No. 2026-15)~~

This item was discussed under Section IV "Public Safety", Item 2.

XII. Mayor - Aaron Patterson

Nothing of note.

XIII. Adjournment

The meeting was adjourned at approximately 7:40 PM.