



VILLAGE OF NORTH BALTIMORE
Council Regular Meeting - 10/13/2026

October 13, 2026
5:20 Prayer
5:30 PM Meeting

Agenda

I. Pledge of Allegiance

II. Roll Call

Mayor Aaron Patterson ____, Ms. Beaupry ____, Ms. Hefner ____, Mr. Richmond ____, Mr. Engard ____, Mr. Bosak ____, Mr. Sweat ____.

III. Agenda Amendments

1. The Fiscal Officer Report was Added (Section VI, Item 1)
2. An updated Village Administrator report was added (Section VI, Item 7)
3. Topic "DT Mural" added to Economic and Community Development (Section VII, Item 1)
4. Ordinance No. 2026-33 and 2026-34 were modified to add additional appropriations (Section VII, Items 3 &4)
5. Ordinance No. 2026-37 was updated as an emergency (Section VII, Item 7)
6. Resolution No. 28-2026 was updated to reflect PEP and the revised contribution amount (Section X, Item 2)
7. The total bill amount was added under "Payment of Bills" (Section XIV)

IV. Approval of Minutes

1. 9/8/2026 Council Meeting

V. Public Participation (5-min limit)

VI. Letters and Communications

VII. Administrative Reports

1. Fiscal Officer:
Report Submitted.
2. EMS Chief:
Report Submitted.
3. Fire Chief:
Report Submitted.
4. Police Chief:
Report Submitted,
5. Utility Director:
6. DPW Superintendent:
7. Village Administrator:
Report Submitted.
8. Clerk:
Wood County Park District Grant Update
9. Appointed Legal Counsel:
10. Mayor:

VIII. Standing Committee

1. Economic and Community Development (Hefner) -
 1. DT Mural
2. Public Safety (Engard) -
3. Personnel, Policy and Ordinance Review (Bosak) -
4. Public Works (Beaupry) -
5. Public Utilities (Sweat) -

6. Finance and Technology (Richmond) -

IX. New Legislation

1. ORDINANCE NO. 2026 – 31: AN ORDINANCE ESTABLISHING DOWNTOWN DESIGN REVIEW STANDARDS, DESIGNATING THE VILLAGE PLANNING COMMISSION TO SERVE AS THE DOWNTOWN DESIGN REVIEW BOARD, AND ESTABLISHING A DOWNTOWN DESIGN REVIEW DISTRICT
2. ORDINANCE NO. 2026 – 32: AN ORDINANCE APPROVING A JOINT COOPERATION AGREEMENT WITH HENRY TOWNSHIP FOR THE E. BROADWAY WALKS PROJECT, PID 125526, AND AUTHORIZING THE VILLAGE ADMINISTRATOR TO EXECUTE THE AGREEMENT
3. ORDINANCE NO. 2026 - 33: AN ORDINANCE APPROVING SUPPLEMENTAL APPROPRIATIONS AND MODIFICATIONS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2026, AND DECLARING AN EMERGENCY
4. ORDINANCE NO. 2026 - 34: AN ORDINANCE APPROVING APPROPRIATIONS AND BUDGET MODIFICATIONS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2026, AND DECLARING AN EMERGENCY
5. ORDINANCE NO. 2026 - 35: AN ORDINANCE RETROACTIVELY ESTABLISHING THE 2406 SIDEWALK ASSESSMENT FUND & 9204 JEDD REVENUE DISTRIBUTION TO NORTH BALTIMORE FUND AND DECLARING AN EMERGENCY
6. ORDINANCE NO. 2026 - 36: AN ORDINANCE AUTHORIZING THE LEASE OF APPROXIMATELY SIXTEEN ACRES OF VILLAGE FARMLAND TO J&J STERLING FARMS FOR THE 2027 CROP YEAR(1st Reading only. Emergency in Nov)
7. ORDINANCE NO. 2026 – 37: AN ORDINANCE AUTHORIZING THE VILLAGE ADMINISTRATOR TO EXECUTE A SECOND AMENDMENT TO THE COMMERCIAL LEASE AGREEMENT WITH FIBER OPTIC MANAGEMENT LLC, DBA TURNKEY NETWORK SOLUTIONS, AND DECLARING AN EMERGENCY.
8. RESOLUTION 30 2026: A RESOLUTION APPROVING THE FIRE AND EMERGENCY MEDICAL SERVICES AGREEMENT BETWEEN THE VILLAGE OF NORTH BALTIMORE, OHIO AND THE HENRY TOWNSHIP BOARD OF TRUSTEES; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE VILLAGE; AND DECLARING AN EFFECTIVE DATE

9. RESOLUTION NO. 31 – 2026: A RESOLUTION ADOPTING CHAPTER 1 – ROLE AND AUTHORITY OF THE REVISED PERSONNEL POLICY AND PROCEDURE MANUAL AND REPEALING AND REPLACING PRIOR INCONSISTENT PERSONNEL POLICY PROVISIONS

X. Second Reading of Ordinances and Resolutions

XI. Third Reading of Ordinances and Resolutions

1. RESOLUTION NO. 15-2026: A RESOLUTION AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH KLEINFELDER, INC. FOR THE SR 18 MULTI-USE PATH AND POE ROAD SIDEWALK PROJECT; APPROVING THE AGREEMENT ATTACHED HERETO AS EXHIBIT A; AND DECLARING AN EMERGENCY
2. RESOLUTION NO. 28-2026: A RESOLUTION AUTHORIZING THE VILLAGE ADMINISTRATOR TO DIRECT THE RENEWAL OF VILLAGE PROPERTY AND LIABILITY INSURANCE WITH PEP FOR THE 2026-2027 YEAR; CONTRIBUTION AT A COST NOT TO EXCEED \$104,517.00; AND DECLARING AN EMERGENCY.

XII. Executive Session: To consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official under ORC 121.22(G)(1), with potential action to follow

XIII. Other New Business

XIV. Other Old Business

XV. Payment of Bills: A motion was made by Mr./Ms._____ to pay the bills in the amount of \$389,363.50. Seconded by Mr./Ms._____.

XVI. Adjournment



**VILLAGE OF NORTH BALTIMORE
Council Regular Meeting - 9/8/2026**

September 08, 2026
5:30 PM

Minutes

I. Pledge of Allegiance

II. Roll Call

Mayor Patterson – HERE, Ms. Beaupry – HERE, Ms. Hefner – HERE, Mr. Richmond – HERE, Mr. Engard – HERE, Mr. Bosak – HERE, Mr. Sweat – HERE

III. Approval of Minutes

1. 8/11/2026 Council Meeting
Ms. Beaupry made a motion to approve the minutes from the 8/11/2026 council meeting, seconded by Mr. Engard. All members approved.
2. 8/18/2026 Special Meeting
Ms. Beaupry made a motion to approve the minutes from the 8/18/2026 special council meeting, seconded by Mr. Engard. All members approved.
3. 8/24/2026 Special Meeting
Ms. Hefner made a motion to approve the minutes from the 8/24/2026 special council meeting, seconded by Ms. Beaupry. All members approved.

IV. Public Participation (5-min limit)

1. John Harden – Downtown Mural
Mr. Harden discussed town beautification – he explained that the American Legion was responsible for placing banners throughout the village. He was interested in the development of a mural to honor veterans.

Mayor Patterson stated that this topic would fall under the “Economic and Community Development” committee. He asked where Mr. Harden would like a mural to be completed; Mr. Harden replied that he had considered the existing mural near the train viewing platform as well as a few other buildings.

2. John Harden – Ordinance No. 2026-25
Mr. Harden asked about Ordinance No. 2026-25, regarding the grass mowing assessment. He stated that there was no attached exhibit, as there was with Ordinance No. 2026-30; Mr. Overmyer confirmed that there were only two properties that this assessment would apply to – at 601 E. Broadway and 301 South Poe Road.
3. John Harden – Readings for Ordinance No. 2026-24, 2026-25
Mr. Harden asked for clarification on the timeline for readings of No. 2026-24 and 2026-25.

He stated that a first reading was held at the beginning of August [8/11/2026 council meeting], a second reading was held at a private meeting with no public participation [8/18/2026 special meeting], and the third reading would take place during the current meeting [9/8/2026 council meeting].

Mayor Patterson stated that no private meetings had occurred, and such meetings would be illegal. He stated that the meeting in question was a special meeting.

Mr. Harden stated that the schedule for these readings and the lack of public participation at the special meeting caused misunderstandings about the legislative process with the public. He added that some people believed that these were “back-alley deals”.

Mayor Patterson replied that discussions at special meetings could only pertain to topics on the agenda. He stated that he understood Mr. Harden wanted to speak about the assessments and explained he was unaware that he had asked to speak. He apologized to Mr. Harden.

Mr. Harden stated that he had confirmed that he wished to speak about agenda items with Administrator Bender prior to the meeting.

Ms. Hefner explained that confusion was created when public participation was not placed on the agenda. She stated that this has since been corrected.

Mr. Harden stated that he was satisfied and appreciated the apology.

4. Chris Barringer, Street Closure Request

Mr. Barringer requested a street closure on 9/12/2026 for an auction.

He clarified that no driveways were involved in the street closure and that he had spoken with neighboring properties.

Mr. Richmond made a motion to approve the all-event permit, seconded by Mr. Bosak, All members approved.

V. Presentation - Thomas Wesh, PEP

Mr. Welsh, representing the Public Entities Pool of Ohio (PEP), provided a presentation on insurance they could provide to the Village of North Baltimore.

VI. Letters and Communications

Nothing of note.

VII. Administrative Reports

1. Fiscal Officer:

Report Submitted.

1. Ordinance No. 2026-30

Mr. Overmyer stated that Ordinance 2026-30, for supplemental appropriations, would be presented as an emergency. He explained that this was a corrective measure - not enough money was appropriated for health care coverage for village employees. These appropriations were made prior to Mr. Overmyer's employment at the village.

2. Financial Audit Update

Mr. Overmyer stated that he was approximately 60% finished with the Village's audit process with the State Auditor. The current audit will cost

approximately \$16,100.00 and the 2028 audit would be close to \$19,000. He stated that these audits are required by the state.

3. Additional Report Details

Mr. Overmyer added that the final two tax assessments would be presented for final readings later in the meeting.

He sent a draft copy of an EMS and Fire Services renewal agreement to the Henry Township Trustees, which would be presented at a meeting on 9/8/2026.

He stated that budget discussions would take place in mid-October and that he would contact department heads with more information.

2. EMS Chief:

Report Submitted.

Mayor Patterson asked Chief Phil Walter II for an update on the Jackson Township EMS contract; Chief Walter replied that the Village had assisted with 7 service calls since the agreement commenced.

3. Fire Chief:

Report Submitted.

4. Police Chief:

Report Submitted.

5. Utility Director:

Nothing of note.

6. DPW Superintendent:

Nothing of note.

7. Village Administrator:

Report Submitted.

1. East Broadway Sidewalk Project

Administrator Bender stated that the design phase of the project has begun with American StructurePoint. Affected residents have received notifications. The project is expected to begin and conclude in 2029.

2. South Main Improvement Project (STBG Funding)

Administrator Bender was informed that the village's application for STBG funding through the Lake Erie West Regional Council was recommended for funding. If funded, he anticipates the project will take place in 2031-2032.

3. SR-18 MUP

Administrator Bender stated that Kleinfelder Inc. had signed the Master Service Agreement [see Resolution No. 15-2026].

4. OPWC Funding

Administrator Bender stated that he would submit an application for funding with the Ohio Public Works Commission (OPWC) for funding on stormwater projects at SR-18 and Village Park.

5. Homecoming Parade

Administrator Bender presented an all-event permit submitted by Ms. Allison Beaupry for the High School Homecoming Parade on October 2nd from 5-6 PM. The parade route is from the intersection of Water Street-Main Street to the intersection of Elm Street-Main Street.

Mr. Engard made a motion to approve the all-event permit, seconded by Mr. Richmond. All members approved.

8. Clerk:

Mr. Davis stated that the North Baltimore Historical Society requested an updated photo of council for historical records. The previous photo had been taken before Mr. Bosak had joined council. He requested that council members stay after the meeting to take a photo.

9. Appointed Legal Counsel:

Nothing of note.

10. Mayor:

Nothing of note.

VIII. Standing Committee

1. Economic and Community Development (Hefner) -

1. Festival

Mr. Sweat stated that he was in favor of Council hosting the 2027 Summer festival.

Mr. Engard disagreed, citing the need for liability coverage and the capabilities of the North Baltimore Festival Organization. He stated that more than one legal counsel had informed council that this shouldn't be done.

Ms. Hefner replied that previous legal counsel had stated that the village would require additional coverage, such as the recent insurance premium of \$375.00 for the June 2026 festival.

Mayor Patterson, who is on the Festival Organization board, asked if council was willing to contribute funds for both events if the organization assumed responsibility.

Mr. Bosak stated that funding decisions would likely be contingent on an organization member requesting funds from council.

Mr. Sweat made a motion for council to assume all responsibility and liability for the 2027 summer festival, seconded by Ms. Hefner; Ms. Beaupry – YES, Ms. Hefner – YES, Mr. Richmond – YES, Mr. Engard – NO, Mr. Bosak – YES, Mr. Sweat – NO; motion passed.

2. Public Safety (Engard) -

1. Drug Enforcement Agreement

Administrator Bender stated that Chief Bingham had recommended that the Resolution 18-2026 be passed non-emergency.

Mr. Engard preferred that the K-9 unit begin operations before this agreement be considered. He felt that the required funds should not be spent at this time.

Ms. Hefner disagreed and stated that drug enforcement should be prioritized and did not see any benefit in delaying the decision.

3. Personnel, Policy and Ordinance Review (Bosak) -

Nothing of note.

4. Public Works (Beaupry) -

Nothing of note.

5. Public Utilities (Sweat) -

Nothing of note.

6. Finance and Technology (Richmond) -

Nothing of note.

IX. New Legislation

1. ORDINANCE NO. 2026-30: AN ORDINANCE APPROVING SUPPLEMENTAL APPROPRIATIONS AND MODIFICATIONS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2026, AND DECLARING AN EMERGENCY

Mr. Richmond made a motion to suspend the 2nd and 3rd readings of Ordinance No. 2026-30, seconded by Ms. Beaupry. All members approved.

Mr. Richmond made a motion to adopt Ordinance No. 2026-30 as an emergency, seconded by Ms. Beaupry. All members approved.

2. RESOLUTION NO. 29-2026: A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR PER ORC 5705.34 AND 5705.35, AND DECLARING AN EMERGENCY

Mr. Richmond made a motion to suspend the 2nd and 3rd readings of Resolution No. 29-2026, seconded by Ms. Beaupry. All members approved.

Mr. Richmond made a motion to adopt Resolution No. 29-2026 as an emergency, seconded by Mr. Engard. All members approved.

X. Second Reading of Ordinances and Resolutions

1. RESOLUTION NO. 28-2026: A RESOLUTION AUTHORIZING THE VILLAGE ADMINISTRATOR TO DIRECT THE RENEWAL OF VILLAGE PROPERTY AND LIABILITY INSURANCE WITH OHIO PLAN FOR THE 2026-2027 YEAR; CONTRIBUTION AT A COST NOT TO EXCEED \$82,229.00 (Emergency Reading = October 13)

XI. Third Reading of Ordinances and Resolutions

1. ORDINANCE NO. 2026-24: AN ORDINANCE AUTHORIZING THE CERTIFICATION OF DELINQUENT UTILITIES AS A SPECIAL ASSESSMENT TO THE WOOD COUNTY AUDITOR, AND DECLARING AN EMERGENCY

Mr. Bosak made a motion to adopt Ordinance No. 2026-24 as an emergency, seconded by Ms. Beaupry. All members approved.

2. ORDINANCE NO. 2026-25: AN ORDINANCE AUTHORIZING THE CERTIFICATION OF GRASS MOWING AS A SPECIAL ASSESSMENT TO THE WOOD COUNTY AUDITOR, AND DECLARING AN EMERGENCY

Ms. Beaupry made a motion to adopt Ordinance No. 2026-25 as an emergency, seconded by Ms. Hefner. All members approved.

3. RESOLUTION NO. 18-2026: A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT FOR DRUG ENFORCEMENT SERVICES WITH THE WOOD COUNTY SHERIFF'S OFFICE AND THE WOOD COUNTY BOARD OF COMMISSIONERS, ATTACHED HERETO AS EXHIBIT A (AND DECLARING AN EMERGENCY?)

Ms. Hefner made a motion to adopt Resolution No. 18-2026, seconded by Mr. Sweat; Ms. Beaupry – YES, Ms. Hefner – YES, Mr. Richmond – YES, Mr. Engard – NO, Mr. Bosak – YES, Mr. Sweat – YES. Motion passed.

4. ORDINANCE NO. 2026-19: AN ORDINANCE AMENDING ORDINANCE NO. 2025-18 REGARDING THE DESIGNATED OUTDOOR REFRESHMENT AREA; AND DECLARING AN EMERGENCY (Emergency Reasoning = Expanded DORA to be in place before the September 19 Fall Festival)

Ms. Hefner made a motion to adopt Ordinance No. 2026-19, seconded by Mr. Sweat. All members approved.

5. RESOLUTION NO. 15-2026: A RESOLUTION AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH KLEINFELDER, INC. FOR THE SR 18 MULTI-USE PATH AND POE ROAD SIDEWALK PROJECT; APPROVING THE AGREEMENT ATTACHED HERETO AS EXHIBIT A; AND DECLARING AN EMERGENCY (Table?)

This item remained tabled.

Executive Session: To confer with the Village Solicitor concerning a dispute involving the Village that is the subject of pending or imminent court action under ORC 121.22(G)(3), with potential action to follow.

Ms. Beaupry made a motion to enter an executive session, seconded by Ms. Hefner. All members approved.

Executive session began at 6:47 PM. Regular session was resumed at 7:00 PM.

XII. Other New Business

Nothing of note.

XIII. Other Old Business

Nothing of note.

- XIV. Payment of Bills:** A motion was made by Mr. Sweat to pay the bills in the amount of \$344,998.93, seconded by Mr. Richmond. All members approved

XV. Adjournment

Ms. Beaupry made a motion to adjourn the meeting, seconded by Mr. Richmond. All members approved.

The meeting was adjourned at approximately 7:00 PM.

Approved:

Mason Davis, Clerk of Council

Aaron Patterson, Mayor

Bob Bohmer, Attorney

Dee Hefner, Pres of Council

DRAFT

FINANCE OFFICERS REPORT

October 13, 2026 COUNCIL MEETING

Ladies and Gentlemen:

I have successfully closed the books on September 2026.

The following pages include the Fund Balance Report, Bank Balance Report, and Bank Reconciliation Report for September 30, 2026. Also, included is a list of payments. As always, we balance to the penny on the reconciliation.

We are currently around 80-90% finished with the Single Audit FY 2025.

All Assessments have been submitted to the Wood County Auditors Office for April of 2027.

We have completed the FormFire Applications for Medical/Dental Insurance and will start to receive quotes for coverage soon.

Budget and Wage meetings are set to take place October 21-23 and will be presented at the November Council Meeting.

We will be receiving the 2nd distribution of property taxes from the county mid-October.

In September we received multiple generous donations from the North Baltimore Legion for the new Police K9 and EMS expenses.

I am figuring out how things have been done in the past and more importantly I am figuring out how I would like to do things moving forward.

As always, let me know if there is anything else, I can provide you as you contemplate your many decisions on upcoming projects. I am always accessible via email, nbfinance@northbaltimore.net or cell phone (419) 308-9845.

Thanks!

Justin

Cash Summary by Fund
VILLAGE OF NORTH BALTIMORE, WOOD COUNTY
September 2026
1/1/2026 to 9/30/2026

Item 1.

Fund Number	Fund Name	Fund Balance 1/1/2026	YTD Revenue	YTD Expenditures	Fund Balance 9/30/2026	Projected Revenue Thru 12/31/2026	Projected Expenditures Thru 12/31/2026	Projected Fund Balance 12/31/2026
1000	General	\$2,071,936.98	\$2,038,075.44	\$1,721,642.80	\$2,388,369.62	\$2,601,835.88	\$2,294,804.33	\$2,378,968.53
2011	Street Construction, Maint. and Repair	\$253,340.60	\$246,508.99	\$198,767.62	\$301,081.97	\$337,399.99	\$265,023.49	\$325,717.10
2021	State Highway	\$44,092.91	\$11,826.88	\$33,720.64	\$22,199.15	\$15,083.92	\$14,960.85	\$44,215.98
2031	Cemetery	\$4,221.42	\$1,100.00	\$444.78	\$4,876.64	\$925.00	\$593.04	\$4,553.38
2041	Parks and Recreation	\$61,094.74	\$2,889.65	\$35,691.67	\$28,292.72	\$108,110.65	\$47,588.89	\$121,616.50
2081	Drug Law Enforcement	\$10,575.67	\$16,263.98	\$5,719.28	\$21,120.37	\$26,240.22	\$7,625.71	\$29,190.18
2101	Permissive Motor Vehicle License Tax	\$140,380.30	\$19,145.79	\$2,023.78	\$157,502.31	\$23,800.00	\$2,698.37	\$161,481.93
2271	Enforcement and Education	\$2,581.27	\$14,691.00	\$3,080.56	\$14,191.71	\$14,741.00	\$4,107.41	\$13,214.86
2401	Tree Maint.Special Assessment	\$65,838.36	\$13,524.80	\$2,125.72	\$77,237.44	\$22,000.00	\$2,834.29	\$85,004.07
2402	Street Cleaning Special Assessment	\$55,008.56	\$53,186.50	\$56,982.38	\$51,212.68	\$86,000.00	\$75,976.51	\$65,032.05
2403	Street Lighting Special Assessment	\$28,655.06	\$47,460.94	\$43,282.76	\$32,833.24	\$70,000.00	\$58,033.01	\$40,622.05
2404	3rd Street Sewer Special Assessment	\$5,839.04	\$0.00	\$0.00	\$5,839.04	\$0.00	\$0.00	\$5,839.04
2405	Sewer Tap Special Assessment	\$138,322.47	\$663.57	\$179.89	\$138,806.15	\$663.57	\$239.85	\$138,746.19
2406	Sidewalk Special Assessment	\$0.00	\$34,190.95	\$38,749.13	-\$4,558.18	\$60,000.00	\$51,665.51	\$8,334.49
2901	Mayor's Court Computer Fund	\$948.05	\$335.00	\$79.99	\$1,203.06	\$800.00	\$106.65	\$1,641.40
2902	County Recycling Grant Fund	\$5,244.99	\$0.00	\$229.99	\$5,015.00	\$3,368.00	\$306.65	\$8,306.34
2903	Street Levy Fund	\$74,394.09	\$55,426.99	\$4,928.25	\$124,892.83	\$107,021.39	\$6,571.00	\$174,844.48
2904	Village Wide Grants	\$4,335.22	\$0.00	\$0.00	\$4,335.22	\$0.00	\$0.00	\$4,335.22
2905	Fire Levy Fund	\$80,674.04	\$36,764.54	\$410.11	\$117,028.47	\$69,730.74	\$546.81	\$149,857.97
2906	Fire Equipment Debt Fund	\$10,001.18	\$0.00	\$0.00	\$10,001.18	\$0.00	\$0.00	\$10,001.18
2908	K-9 Unit Special Revenue	\$2,500.00	\$5,000.00	\$2,500.00	\$5,000.00	\$5,000.00	\$3,333.33	\$4,166.67
4901	Water Capital Projects	\$903,049.20	\$94,567.46	\$21,147.80	\$976,468.86	\$120,665.24	\$28,197.07	\$995,517.37
4902	Sewer Capital Projects	\$1,840,393.78	\$132,986.95	\$84,633.09	\$1,888,747.64	\$170,208.19	\$112,844.12	\$1,897,757.85
4903	Equip Replacement Capital Proj - Fire	\$116,012.61	\$0.00	\$4,334.00	\$111,678.61	\$30,000.00	\$5,778.67	\$140,233.94
4904	Equip Replacement Capital Proj - Police	\$110,000.00	\$0.00	\$0.00	\$110,000.00	\$30,000.00	\$110,000.00	\$30,000.00
4905	Equip Replacement Capital Proj - EMS	\$150,482.96	\$100,644.16	\$0.00	\$251,127.12	\$0.00	\$0.00	\$150,482.96
4906	Equip Replacement Capital Proj - Street	\$123,737.85	\$0.00	\$0.00	\$123,737.85	\$0.00	\$0.00	\$123,737.85
4907	Equip Replacement Capital Proj - Sweeper	\$55,000.00	\$0.00	\$0.00	\$55,000.00	\$0.00	\$0.00	\$55,000.00
5101	Water Operating	\$2,266,815.06	\$1,141,542.79	\$807,628.78	\$2,600,729.07	\$1,422,503.41	\$1,076,837.87	\$2,612,480.60
5201	Sewer Operating	\$2,325,439.81	\$1,078,694.89	\$1,123,575.00	\$2,280,559.70	\$1,285,085.34	\$1,498,099.49	\$2,112,425.66
5202	Storm Sewer Operating	\$150,577.78	\$36,475.42	\$23,740.79	\$163,312.41	\$49,539.21	\$31,654.39	\$168,462.60
5701	Water Capital Projects	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
5702	Sewer Capital Projects	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
5741	USDA Debt Reserve Fund	\$548,000.00	\$0.00	\$0.00	\$548,000.00	\$0.00	\$0.00	\$548,000.00
5761	Water Equip Replacement Reserve	\$842,163.81	\$0.00	\$0.00	\$842,163.81	\$55,000.00	\$0.00	\$897,163.81
5762	Sewer Equip Replacement Reserve	\$624,962.54	\$0.00	\$0.00	\$624,962.54	\$39,000.00	\$0.00	\$663,962.54
5781	Utility Deposit	\$38,204.91	\$3,340.00	\$548.11	\$40,996.80	\$4,237.00	\$900.00	\$41,541.91
9101	Unclaimed Monies	\$3,842.09	\$39,597.00	\$39,597.00	\$3,842.09	\$39,597.00	\$39,597.00	\$3,842.09
9201	JEDD Income Tax-Gross Incoming Revenue	\$25,072.71	\$254,629.44	\$140,659.71	\$139,042.44	\$389,077.24	\$280,311.99	\$133,837.96
9202	JEDD Income Tax-10% To Administrative Acct.	\$9,196.03	\$14,065.98	\$7,945.56	\$15,316.45	\$38,907.72	\$3,000.00	\$45,103.75
9203	JEDD Income Tax-60% To Henry Township	\$0.00	\$0.00	\$0.00	\$0.00	\$233,446.34	\$233,446.34	\$0.00
9204	JEDD Income Tax-30% To North Baltimore	\$101,399.27	\$42,197.92	\$0.00	\$143,597.19	\$116,723.18	\$0.00	\$218,122.45
9901	Mayor's Court	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Report Total:		\$13,294,335.36	\$5,535,797.03	\$4,404,369.19	\$14,425,763.20	\$7,576,710.23	\$6,257,682.66	\$14,613,362.93

BANK BALANCE REPORT

VILLAGE OF NORTH BALTIMORE

September 2026

BANK	DESCRIPTION	BEGINNING YEAR BALANCE	YEAR TO DATE DEPOSITS	YEAR TO DATE WITHDRAWLS	TRANSFER IN TO DATE	TRANSFER OUT TO DATE	BALANCE
1010	HUNTINGTON CHECKING	\$260,060.07	\$5,535,797.03	\$ 4,404,369.19	\$410,162.24	\$1,015,000.00	\$117,038.24
1011	STAROHIO	7,687,403.66	181,168.14	0.00	\$1,015,000.00	410,000.00	\$8,708,044.61
1032	CASH ON HAND	100.00	0.00	0.00	0.00	0.00	100.00
1033	CASH ON HAND	60.00	0.00	0.00	0.00	0.00	60.00
1049	MEEDER INVESTMENTS	3,189,500.05	106,208.34	0.00	\$0.00	162.24	\$3,295,870.63
1050	CHARLES SCHWAB MONEY MARKET	2,235,855.12	69,751.81	0.00	0.00	0.00	\$2,305,606.93
TOTALS		\$13,372,978.90	\$5,892,925.32	\$4,404,369.19	\$1,425,162.24	\$1,425,162.24	\$14,426,720.41

BANK RECONCILIATION REPORT

VILLAGE OF NORTH BALTIMORE

September 2026

Item 1.

BANK BALANCES

Huntington General Checking	\$117,038.24	
LESS:		
Outstanding Checks	Old	0.00
	New	-\$1,165.98
PLUS:		
Unposted deposits		
TOTAL BANK BALANCES		\$115,872.26

INVESTMENT BALANCES

Meeder Investment Account	3,295,870.63	
Schwab Investment Account	2,305,606.93	
StarOhio Investment Account	8,708,044.61	
TOTAL INVESTMENT BALANCES		\$14,309,522.17

PETTY CASH ACCOUNTS]

Utility Register	\$100.00	
Mayor's Court Register	\$60.00	
Mayor's Court Transfer	0	
		\$160.00

ADJUSTMENTS - PLUS/(MINUS)

The over withholding from Med Ins.	\$0.00	
The under withholding from Med Ins.	\$244.43	
The over withholding from Dental Ins.	-\$35.66	
The under withholding from Dental Ins.	\$0.00	

TOTAL ADJUSTMENTS		\$208.77
--------------------------	--	----------

TOTAL BANK BALANCES - September 2026		<u>\$14,425,763.20</u>
---	--	------------------------

TOTAL BOOK BALANCES - September 2026		<u>\$14,425,763.20</u>
---	--	------------------------

DIFFERENCE -		<u>\$0.00</u>
---------------------	--	---------------

Portfolio Summary

4.04

Weighted Average Yield to Maturity

1.31

Weighted Average Maturity (Years)

1.24

Portfolio Effective Duration (Years)

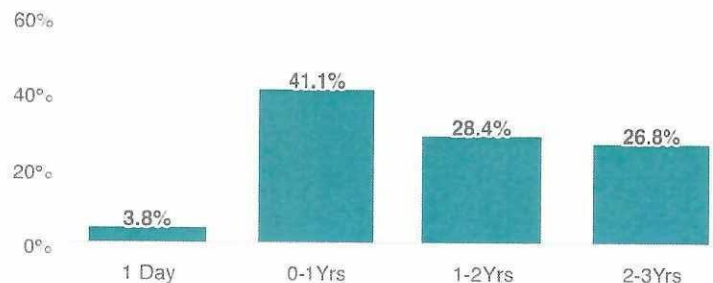
1.31

Weighted Average Life (Years)

AA+

Average Credit Rating

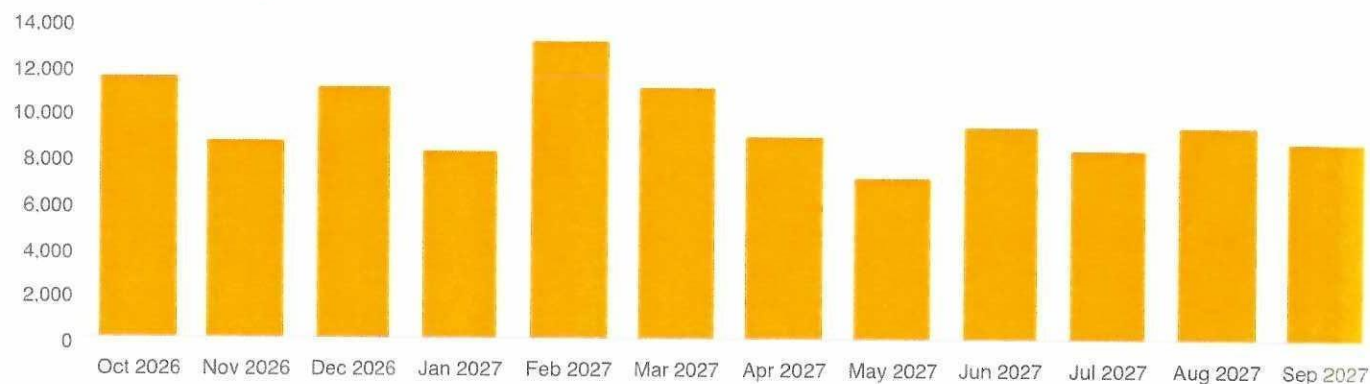
Maturity Distribution



Sector Allocation



Projected Monthly Income Schedule



M E E D E
PUBLIC FUNDS

Item 1.

Custodial Reconciliation

	CURRENT MONTH
Beginning	3,279,143.33
Contributions/Withdrawals	0.00
Management Fees	0.00
Custodian Fees	(20.44)
Realized Gains Losses	7,664.00
Purchased Interest	0.00
Interest Received	9,083.74
ENDING	3,295,870.63

PAYMENTS
VILLAGE OF NORTH BALTIMORE, WOOD COUNTY
8/28/2026 to 9/30/2026

Item 1.

Number	Transaction Date	Total Warrant Amount	Payee	Purpose
54597	9/9/26	\$1,200.00	PINE LINE PROPERTY MAINT.	2026 CSX PROPERTY MAIN.
54617	9/3/26	\$10,020.00	BUCKEYE HOOK AND LADDER	3RD QUARTER 2026 VOLUNTEER RUNS
54618	9/3/26	\$62.50	LAURA EWING	FINANCE TRAINING WITH JUSTIN
54619	9/3/26	\$236.25	MPH Industries Inc.	RADAR TUNING FORKS
54620	9/3/26	\$163.11	BOB KELLEY INC.	TIRE REPAIR AND OIL CHANGE
54621	9/3/26	\$363.75	SPECIAL TEE INK	T-SHIRTS FOR 150/250 FEST
54622	9/3/26	\$206.50	JOSH BENDER	MILEAGE REIMB FOR AUGUST
54623	9/3/26	\$1,935.00	CRAFCO	ROAD SAVER CRACK SEALER
54624	9/3/26	\$243.69	BRAIDEN SOLLY	REIMB FOR BOOTS
54625	9/3/26	\$284.60	VILLAGE HARDWARE	RESCUE SUPPLIES FOR TRUCK 756
54626	9/3/26	\$40.00	CAROL BATESON	3RD QUARTER EMS RUNS
54627	9/3/26	\$40.00	LAWRENCE BATESON	3RS QUARTER EMS RUNS
54628	9/3/26	\$40.00	BECKY WALTER	3RD QUARTER EMS RUNS
54629	9/3/26	\$105.35	TRAFFIC STOP UNIFORM SUPPLY	BLANKET FOR POLICE UNIFORM SUPPLIES
54630	9/3/26	\$90.00	CITY OF FINDLAY	BLANKET FOR LAB TESTING
54631	9/3/26	\$441.63	LINDE GAS & EQUIP	BLANKET FOR OXYGEN TANK REFILL FOR EMS
54632	9/3/26	\$489.29	US BANK EQUIP FINANCE	BLANKET FOR COPIER LEASE PMTS
54633	9/3/26	\$600.00	PINE LINE PROPERTY MAINT.	2026 CSX PROPERTY MAIN.
54634	9/3/26	\$110.00	SPECK SALES INC	NEW TIRES FOR TORO ZERO TURN MOWER
54635	9/3/26	\$105.00	OHIO DEPT OF AGRICULTURE	PESTICIDE LICENSE
54636	9/3/26	\$123.60	Diamond Window Cleaning	BLANKET FOR WINDOW CLEANING
54637	9/4/26	\$13.11	MASON OLIVER	WATER DEPOSIT REFUND
54638	9/4/26	\$59.33	DALTON FEASEL	WATER DEPOSIT REFUND
54639	9/4/26	\$24,723.78	BONDED CHEMICALS CORP	BLANKET FOR CHEMICALS
54640	9/4/26	\$4,121.90	CHEMCO SYSTEMS	DUST COLLECTOR FILTERS
54641	9/4/26	\$194.96	MENARDS CAPITAL ONE COMMERCIAL	SUPPLIES TO INSTALL CAMERAS IN PARK
54642	9/4/26	\$97.79	STAPLES - ADVANTAGE	BLANKET FOR OFFICE SUPPLIES
54643	9/4/26	\$281.08	UNIFIRST	BLANKET FOR UNIFORM CLEANING
54644	9/4/26	\$396.11	ORKIN EXTERMINATING CO	BLANKET FOR PEST CONTROL SERVICES
54645	9/4/26	\$750.00	JAMES SHARP	BLANKET FOR MAYORS COURT SERVICES
54646	9/4/26	\$333.33	MEEDER INVESTMENT MANAGEMENT	BLANKET FOR INVESTMENT ADVISORY
54647	9/4/26	\$1,420.00	EUROFINS DRINKING WATER	BLANKET FOR LAB TESTING
54648	9/4/26	\$290.80	BOUND TREE MEDICAL LLC	BLANKET FOR MEDICAL SUPPLIES
54649	9/4/26	\$4,830.00	CHARLES E HARRIS & ASSOCIATES	2025 Audit
54650	9/4/26	\$118.31	Kylie Sonnenberg	WATER DEPOSIT REFUND
54651	9/4/26	\$2,171.00	HANCOCK COUNTY LANDFILL	BLANKET FOR ST WASTE & SLUDGE DISPOSAL
54652	9/4/26	\$1,750.00	PATTERSON SANITATION SERVICE	BLANKET FOR TRASH AND SLUDGE HAULING
54653	9/9/26	\$0.00	Skipped Warrants 54653 to 54653 Series 2	Skipped Warrants 54653 to 54653 with Payment Series of 2
54654	9/9/26	\$1,200.00	PINE LINE PROPERTY MAINT.	2026 CSX PROPERTY MAIN.
54655	9/11/26	\$8,495.82	BONDED CHEMICALS CORP	BLANKET FOR CHEMICALS
54656	9/11/26	\$300.00	GRIFFITH LANDSCAPE MANAGEMENT	MOW POE RD PROPERTY
54657	9/11/26	\$899.10	OHIO CAT POWER SYSTEMS	BATTERIES FOR GENERATOR
54658	9/11/26	\$202.11	BOB KELLEY INC.	OIL CHG AND BRAKE REPAIR TO POLICE TRUCK
54659	9/11/26	\$32.00	WOOD COUNTY SHERIFF	BACKGROUND CHECK NEW HIRE
54660	9/11/26	\$32.00	TRAFFIC STOP UNIFORM SUPPLY	BLANKET FOR POLICE UNIFORM SUPPLIES
54661	9/11/26	\$231.27	VANCE OUTDOORS	AMMO FOR POLICE DEPT
54662	9/11/26	\$140.54	UNIFIRST	BLANKET FOR UNIFORM CLEANING
54663	9/11/26	\$62.55	STAPLES - ADVANTAGE	BLANKET FOR OFFICE SUPPLIES
54664	9/11/26	\$197.69	WOOD COUNTY HOSPITAL	BLANKET FOR REFILL MEDICAL SUPPLIES
54665	9/11/26	\$944.92	LEGACY FARMERS COOPERATIVE	BLANKET FOR DIESEL FUEL TANK
54666	9/11/26	\$612.23	LEGACY FARMERS COOPERATIVE	BLANKET FOR DIESEL FUEL TANK
54667	9/11/26	\$49.20	LOWE'S BUSINESS ACCT.	HIGH STRENGTH SAKRETE
54668	9/11/26	\$975.00	NATIONAL HOSE TESTING	LADDER TEST ON TRUCK 750
54670	9/14/26	\$36,403.00	CRANBERRY CREEK CONST, LLC	E WALNUT SIDEWALK
54671	9/14/26	\$2,000.00	CRANBERRY CREEK CONST, LLC	ADA RAMPS FOR SIDEWALK
53-2026	10/1/26	-\$3,378.98	BUREAU OF WORKERS COMPENSATION	BWC Dividend Distribution Check
296-2026	9/14/26	\$1,255.00	Central Collection Agency	Sept Disbursement
312-2026	9/29/26	\$40.00	Water & Sewer Payments	BATCH 859253-859263, Hendrin 130
314-2026	10/1/26	\$10.00	Water & Sewer Payments	Water & Sewer Payments
1220-2026	9/2/26	\$97.68	SIPTRUNK	PHONE ANSWERING SERVICE
1224-2026	9/4/26	\$112.87	Pitney Bowes	INK FOR STAMPS - POSTAGE MACHINE
1225-1264-2026	9/8/26	\$49,358.97	PAYROLL 9/10/26	PAYROLL 9/10/26
1266-2026	9/9/26	\$29,645.14	MEDICAL MUTUAL OF OHIO	MEDICAL INSURANCE
1267-2026	9/9/26	\$327.93	PAYROLL 9/10/26	PAYROLL 9/10/26

Number	Transaction Date	Total Warrant Amount	Payee	Purpose	
1269-2026	9/10/26	\$434.88	Ohio Child Support	EMPLOYEE W/H	Item 1.
1270-2026	9/10/26	\$345.00	Ohio Deferred Compensation	EMPLOYEE W/H	
1271-2026	9/10/26	\$7,518.12	US Treasury	EMPLOYEE W/H	
1272-2026	9/15/26	\$1,074.00	TREASURER OF STATE OF OHIO	UAN FEES	
1273-2026	9/15/26	\$671.50	INTECH IT SOLUTIONS	MONTHLY IT SERVICES	
1274-2026	9/16/26	\$1,513.13	MARATHON FUEL	FUEL	
1275-2026	9/16/26	\$988.38	HUNTINGTON BANK	MONTHLY BANK FEES	
1276-2026	9/16/26	\$609.41	VERIZON WIRELESS	VILLAGE PHONE LINES	
1277-2026	9/16/26	\$1,971.50	Bricker Graydon Wyatt LLP	JEDD EXPANSION	
1278-2026	9/17/26	\$12,748.43	AMERICAN ELECTRIC POWER	ELECTRIC	
1279-2026	9/17/26	\$15.00	AMPLEX	INTERNET SERVICES	
1280-2026	9/17/26	\$2,213.98	HUNTINGTON BANK	CC BILL	
1281-2026	9/17/26	\$3,409.74	INTECH IT SOLUTIONS	MONTHLY IT SERVICES	
1282-2026	9/21/26	\$128.00	ANSWERING SERVICE CARE	PHONE ANSWERING SERVICE	
1283-1333-2026	9/21/26	\$56,320.25	PAYROLL 9/24/26	PAYROLL 9/24/26	
1335-2026	9/21/26	\$489.29	US BANK EQUIP FINANCE	BLANKET FOR COPIER LEASE PMTS	
1336-2026	9/21/26	\$10,364.48	Ohio Police & Fire Pension Fund	EMPLOYEE W/H	
1337-2026	9/22/26	\$434.88	Ohio Child Support	EMPLOYEE W/H	
1338-2026	9/22/26	\$345.00	Ohio Deferred Compensation	EMPLOYEE W/H	
1339-2026	9/23/26	\$4,662.52	AMERICAN ELECTRIC POWER	ELECTRIC	
1340-2026	9/25/26	\$1,283.14	Delta Dental	DENTAL INSURANCE	
1341-2026	9/25/26	\$3,606.80	MEDICAL MUTUAL OF OHIO	MEDICAL INSURANCE	
1342-2026	9/25/26	\$133.00	State Bank	EMPLOYEE W/H	
1343-2026	9/25/26	\$8,582.61	US Treasury	EMPLOYEE W/H	
1344-2026	9/25/26	\$1,308.91	School District Income Tax	EMPLOYEE W/H	
1345-2026	9/25/26	\$3,012.02	Ohio Department of Taxation	EMPLOYEE W/H	
1346-2026	9/25/26	\$1,436.24	CCA	EMPLOYEE W/H	
1347-2026	9/25/26	\$460.55	City of Bowling Green, Ohio	EMPLOYEE W/H	
1348-2026	9/25/26	\$50.00	City of Findlay	EMPLOYEE W/H	
1349-2026	9/25/26	\$51.62	City of Maumee	EMPLOYEE W/H	
1350-2026	9/25/26	\$187.79	City of Perrysburg Tax Commissioner	EMPLOYEE W/H	
1351-2026	9/25/26	\$287.26	City of Tiffin	EMPLOYEE W/H	
1352-2026	9/25/26	\$716.54	Commissioner of Taxation - City of Toledo	EMPLOYEE W/H	
1353-2026	9/25/26	\$440.51	RITA	EMPLOYEE W/H	
1354-2026	9/25/26	\$34.05	Village of Wayne	EMPLOYEE W/H	
1355-2026	9/25/26	\$208.47	Village of McComb Income Tax	EMPLOYEE W/H	
1356-2026	9/29/26	\$1,005.83	Ohio Department of Job & Family Services	JFS PAYMENT	
1357-2026	9/29/26	\$25,362.12	AXON ENTERPRISES, INC	ANNUAL POLICE BODY CAM LEASE	
1358-2026	9/29/26	\$174.45	HANCOCK WOOD ELECTRIC	ELECTRIC	
1359-2026	9/29/26	\$31,537.47	MEDICAL MUTUAL OF OHIO	MEDICAL INSURANCE	
1360-2026	9/30/26	\$977.84	COLUMBIA GAS OF OHIO	NATURAL GAS	
1361-2026	9/30/26	\$9,020.88	WOOD COUNTY SHERIFF	DISPATCH SERVICES	
1362-2026	9/30/26	\$4,530.10	SHEETZ	FUEL	
Payment Total		\$389,363.50			



Chief Phil Walter Jr.

NORTH BALTIMORE EMS
205 N. MAIN ST.
NORTH BALTIMORE, OHIO 45872
PHONE: 419-857-8124
FAX: 419-257-2457



Mayor Aaron Patterson

Item 2.

EMS REPORT

September 2026

Mayor Patterson, North Baltimore EMS responded to 59 calls for service in September 2026, with a total of 598 runs on the year.

Calls consisted of:

- Cardiac/Stroke 4
- Motor Vehicle Accidents 5
- Falls/Lift Assists 5
- Fire/Medical Alarms 6
- Breathing issues 8
- Overdose 0
- Abdominal Pain 5
- DOA 2
- Seizures 3
- Psychiatric Issues 5
- Other Medical Emergencies - 23

Of these calls for service 47 calls were in the Village, 4 out in Henry Twp., 3 in Jackson Twp. 3 calls onto I-75, 3 Medic intercept in Bloom Twp. (Mutual Aid) Our 2nd squad was out on 3 calls this month handling back-to-back calls.

Call requests: 24 came in between the hours of 7pm and 7am, 35 came in between the hours of 7am and 7pm. 22 calls for service on the South side of the tracks and 37 on the North side of the tracks.

Average response time from EMS receiving the call, to EMT's arriving at the Pt. was 7.13 minutes for the month.

Phillip M. Walter II
EMS Chief



Village of North Baltimore

Fire Department

Report for the Month of **September 2026**

Total Monthly Calls **11** for Aid Yearly Total **129**

Personnel:

Active Member	Reserve Member	Training Level	Comments
Ted Francisco II		FF	Chief
John Stewart		FF	Asst Chief
Jim Stewart		FF	Asst Chief/MFR
Joe Stewart		FF/MFR	Captain
Andy Allison		FF	LT
Pat Woodruff		FF	LT
Cory Bateson		FF/EMT	Sec
Dave King		Reserve	Treasure
Joe Mareches		FF/EMT	
Taylor Bishop		FF	
Mike Deibert		FF/Paramedic	
Tim Engard		FF	
Cilnton Ebright		FF	
Terry Ebright		FF	
Derek Kepling		FF	
Kyle Jordan		FF	Engineer
Eric Kelley		FF	

Dakota Kimble		FF	
Greg Mills		FF	
Bryant Matthes		FF	
Hank Matthes III		FF	
Chase Nichols		FF	
Chad Wright		FF	
Trenton Strickland		FF/EMT	
Dan Long		FF/EMT	
Zach Stewart		FF	
Tyler Trumbull		FF	
Andy Finkenbiner		FF	
Carl Gibson		FF	

Training:

Training Objective
Preform vehicle trucks checks and all members check turnout gear.
Trucks Checks

Vehicle/Fleet Information:

UNIT
750
751
752
753
755
756
757

Vehicle/Equipment Maintenance:

UNIT	Maintenance Need	Cost

Other Departmental Activities, Issues, and Concerns:

State reporting is up to date.



North Baltimore Police Department

203 N. Main Street
North Baltimore, OH 45872

Chief of Police

Richard E. Bingham, CLEE

Phone: (419) 257-2181

Fax: (419) 257-3782



MAYORS REPORT

POLICE – September 2026

Mayor Patterson, North Baltimore Police responded to **269** calls for service in August 2026 and **245** for September 2026. A monthly decrease of nearly **9%**. There were **177** calls for service in September of 2025. This number shows and increase from September of 2025 to September of 2026 of **28%**.

See Attached Reports

Page 2

POLICE REPORTS/CITATIONS

911 Hang up calls	10
Alarm Calls	9
Assault	0
Traffic Accidents	6
Disputes	6
Domestic Violence	0
Neighbor Trouble	2
Parking complaint	5
Suspicious Person/Incident	17
Unwanted Person	2
Theft	3
Traffic Violations	36
Unruly Child	1
Animal Compliant	2



NORTH BALTIMORE PD

Item 4.

Call Activity For Department - Summary

For Reporting Period: 09/01/2025 until 09/30/2025

Nature Code	Nature Description	Total
10	ASSIST OTHER UNIT	24
13	SPECIAL DETAIL	1
15	PAPER	3
15A	WARRANT	1
18	ANIMAL COMPLAINT	3
2	ACCIDENT PROPERTY DAMAGE	6
20	DOMESTIC	2
24	DRUNK	1
25A	OPEN SECURITY DOOR	1
28	FIRE	1
34	JUVENILES	12
36	LARCENY	4
38	MISSING PERSON	1
4	ACCIDENT INJURY	1
58	SUICIDE	1
60	SUSPICIOUS PERSON	5
62	TRAFFIC DETAIL	43
64	VANDALISM	1
72	ALARM	6
9	INVESTIGATE COMPLAINT	48
94	AUTO UNLOCK	6
96	MENTAL	1
DL	DAILY LOG	2
FP	FOUND PROPERTY	1
HC	HOUSE CHECK	2

Grand Total: 177



Village of North Baltimore

205 North Main Street, North Baltimore, OH 45872 | Phone: (419) 257-2394 | Fax: (419) 257-2457 | www.northbaltimore.gov

Village Administrator Amended Report for Tuesday, October 13, 2026

Submitted Tuesday, October 13, 2026

1. E. Broadway Sidewalk and Pedestrian Improvements (\$1,937,900 – No Local Match)

Design work with American StructurePoint is ongoing. The project has \$1,937,900 programmed through ODOT HSIP. Construction is currently programmed for July 2029 (State Fiscal Year 2030). No Village cash match is currently expected, although the Village will be responsible for tree removal.

2. Surface Transportation Block Grant (STBG) – S. Main Street Improvements

The Village has officially been awarded \$1,227,176 in STBG funding for improvements to S. Main Street from south of the railroad tracks to SR 18. The total project estimate is \$1,743,170, with the Village's anticipated share of \$515,994, consisting of \$209,200 for design and \$306,794 for the 20% construction-related match. The project includes resurfacing, drainage, lighting, sidewalks, ADA ramps, and pedestrian safety improvements.

Construction is currently programmed for State Fiscal Year 2032 (July 2031–June 2032), although there is a possibility of advancing the project by one year. The Village intends to pursue future OPWC funding to reduce its construction-related local share when the project becomes eligible.

3. SR 18 Multi-Use Path and Poe Road Sidewalk Project

Carbon Reduction Program funding has been secured for up to \$688,000. Design is estimated at \$101,600 and is 100% Village-funded. The current construction estimate is approximately \$557,000, resulting in an estimated 20% Village construction share of approximately \$111,400. Total Village exposure is currently estimated at approximately \$213,000 before any additional funding offsets. Potential OPWC or ODNR assistance may further reduce the local construction share. Resolution No. 15-2026 remains necessary to authorize the design work by Kleinfelder.

4. N. Main Street and Related Sidewalk Safety Improvements

Walnut Street to Cherry Street: The Village submitted its 2026 OPWC application. The OPWC project cost is \$476,721, with \$238,361 requested as a grant and \$238,360 requested as a 0% loan over 15 years. The separate Village-funded design cost is \$124,800. If awarded, construction could begin as early as July 2027. Award decisions are expected in December.

Cherry Street to Quarry Road: ODOT Abbreviated Safety application work is being developed for RRFB devices and minor sidewalk-gap improvements. Under that program, the Village would be responsible for 100% of design and 10% of eligible construction. Cost estimates are currently being obtained. The remaining roadway, drainage, curb, and sidewalk work is anticipated for a 2027 OPWC application. Additional funding is being considered.

5. E. Walnut / Gillette / Rudolph Sidewalks

The Village is developing an ODOT Abbreviated Safety application for sidewalk-gap work. The current concept is to seek funding for approximately 150 feet on E. Walnut, sidewalk on the west side of Gillette, and approximately 150 feet on Rudolph. Cost estimates are currently being obtained.

6. Stormwater Projects – Park and Reservoir

The 2026 OPWC application for the combined Park and Reservoir stormwater improvements was submitted. The total project cost is \$501,754. The Village requested a \$225,877 grant and a \$225,877 0% loan over 30 years, with a \$50,000 local cash contribution. If awarded, construction could begin as early as July 2027. Award decisions are expected in December. WPCLF remains a backup or alternative financing option.

6. Other Infrastructure Projects

Quarry Road: I plan to rebid this project in early 2027. I expect a non-widened project to cost approximately \$130k.

7. Lead Service Line Replacement Project

Construction is planned to begin in October.

8. Planning Commission

October 14, 2026

9. All Events Permit

NB Festival Organization

October 31, 2026, 5:00–9:00 p.m.

Halloween Parade

10. Requested motions

- a. Hire Jordan Queen Full-time
- b. THM Aeration System: "I move to authorize the Village Administrator to execute the proposal with Dmytryka Jacobs Engineers, LLC, for the Water Treatment Plant Filter PLC Replacement Project in an amount not to exceed \$59,900"
- c. If we go with PEP instead of Ohio Plan: "Motion to Amend "I move to amend Resolution 28-2026 to strike out the Ohio Plan and replace it with the Public Entities Pool (PEP) as the Village's insurance provider for the 2026–2027 policy period and to revise the authorized premium amount to \$104,517.00, consistent with the PEP proposal presented to Council."
- d. E Broadway Reconstruction: "Motion to approve Contract Amendment No. 1 with OHM Advisors for the East Broadway Street Reconstruction Project, increasing the contract by \$22,000 to a total not to exceed \$166,770, with the Village's anticipated local share being 20% of the increase, and authorizing the Village Administrator to execute the amendment."



Lake Erie West Regional Council
300 Dr. Martin Luther King Jr. Drive, Suite 300, Toledo, OH 43604
P.O. Box 9508 Toledo, OH 43697-9508
Phone 419.241.9155 | www.lakeeriewest.org

October 8, 2026

Mr. Josh Bender
Village Administrator
Village of North Baltimore
205 N. Main Street
North Baltimore, Ohio 45872

Subject: South Main Street Improvements

Dear Mr. Bender:

This letter is regarding the application for the South Main Street Improvements project submitted for Surface Transportation Block Grant (STBG) funding in 2026. Lake Erie West is able to fund this project in the amount of \$1,227,176. Lake Erie West will proceed in working with the Ohio Department of Transportation District 2 office to get this project programmed in State Fiscal Year 2032.

If you should have any questions, feel free to contact me at (419) 820-4512 or via email at householder@lakeeriewest.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lisa Householder', written in a cursive style.

Lisa Householder
Program Manager, Transportation
Lake Erie West Regional Council

LH

Estimate of Construction Cost

(By Public Bidding and Letting)

for

Quarry Rd

North Baltimore Rd to Rudolph Rd

Henry Township/Village of North Baltimore

Prepared By: Wood County Engineer's Office

Date: 10/13/2026

Length = 0.50 mi
Average Width = 19.00 ft

Item	Description	Quantity	Unit	Unit Price	Item Cost
Pavement					
253	Pavement Repair (full depth removal/6" 301)	125	sy	\$50.00	\$6,250.00
254	Pavement Planing	310	sy	\$12.00	\$3,720.00
407	Non Tracking Tack Coat (0.08 gal / sq yd)	914	gal	\$7.50	\$6,855.00
411	Stabilized Crushed Aggregate (3" avg depth x 2' wide)	77	cy	\$85.00	\$6,545.00
441	Asphalt Concrete Intermediate Course, Type 1, 449 (leveling with 0.75" min)	135	cy	\$230.00	\$31,050.00
441	Asphalt Concrete Surface Course, Type 1, 449 (1.25" depth) PG64-22	189	cy	\$240.00	\$45,360.00
611	Manhole, Adjusted to Grade with Concrete Collar	2	ea	\$2,250.00	\$4,500.00
Pavement Markings					
642	Center Line, 4 inch, Type 1	0.50	mi	\$1,500.00	\$750.00
642	Edge line, 4 inch, Type 1	1.00	mi	\$1,300.00	\$1,300.00
642	Stop Line, Type 1	23	ft	\$7.50	\$172.50
General					
614	Maintaining Traffic	1	ls	\$3,000.00	\$3,000.00
623	Construction Layout Stakes <i>(Repair area's will be identified/marked by inspector.)</i>	0	ls	\$0.00	\$0.00
624	Mobilization	1	ls	\$7,500.00	\$7,500.00
				Subtotal Estimated Construction Cost =	\$117,300.00
				5% contingency =	\$5,900.00
				Total Estimated Construction Cost =	\$123,200.00

NORTH BALTIMORE - ALL EVENTS PERMIT APPLICATION

Event date[s]: October 31st 2026 Beginning/Ending times: 5:00 pm. + 9:00 pm
 Event name: North Baltimore Halloween Parade Sponsor/Organization: The North Baltimore Festival Organization
 Contact person[s]: Aaron Pottner Contact phone #: 410-315-5645 E-mail: apottner@5040@gmail.com
 Event type [describe]: Halloween parade
 Event location: North Baltimore Main St. from Elm St. to Water St.

Liquor: ☐ Served ☐ Sold ☒ Not applicable

Permit type requested:

- ☐ Oversized load travel permit [route]: _____
- ☒ Parade [route]: _____
- ☐ Parking restrictions [location(s)]: _____
- ☐ Stationary event [location(s)]: _____
- ☐ Street closure [street(s)]: _____
- ☐ Other closure [location(s)]: _____

Village of North Baltimore Involvement Requested

- | | |
|---|---|
| ☒ Fire Department | ☐ Barricades |
| ☒ Police Department | ☐ Barricade lights |
| ☐ Public Works Department | ☐ Parking Cones |

Other requests/unusual circumstances:

Certificate of Liability Insurance attached:	☐ Yes	☒ No	☐ Pending	☐ Not applicable
Liquor permit attached:	☐ Yes	☒ No	☐ Pending	☐ Not applicable
Fire Department Inspection request:	☐ Yes	☒ No	☐ Pending	☐ Not applicable

INSURANCE & LIABILITY REQUIREMENTS

Insurance Requirement: A Certificate of Liability Insurance naming the Village of North Baltimore as an Additional Insured is required for all events conducted on Village property, streets, rights-of-way, or facilities unless waived in accordance with the Event Policy. Minimum Commercial General Liability coverage shall be \$1,000,000 per occurrence and aggregate.

Waivers: Insurance shall not be required for events meeting all exemption criteria set forth in the Event Policy. For other events, Village Council may, by formal action, approve alternative coverage or waive the insurance requirement as provided in the Event Policy.

Indemnification and Responsibility: Except where waived pursuant to the Event Policy, the applicant agrees to defend, indemnify, and hold harmless the Village of North Baltimore, its elected and appointed officials, employees, volunteers, and agents from claims, damages, or expenses arising from or related to the event. The applicant is responsible for damage to Village property caused by the event.

Insurance Status: ☐ Attached ☐ Pending ☐ Exempt under Event Policy ☐ Council Waiver

SAFETY & EVENT MANAGEMENT REQUIREMENTS

- Applications must be submitted at least thirty (30) days prior to the event unless waived by the Village Administrator for good cause.
- Any event determined by the Police Chief to require law enforcement coordination shall coordinate directly with the North Baltimore Police Department.
- Food vendors shall not operate without proof of current food service licensure and Commercial General Liability insurance of not less than \$1,000,000 per occurrence and \$1,000,000 aggregate naming the Village of North Baltimore as an Additional Insured.
- Food vendors must provide an anticipated menu and a plan for grey-water disposal (the Village has designated disposal locations).
- Trip hazards must be secured or covered.
- The Police Chief, Fire Chief, or Public Works Superintendent may impose reasonable safety or traffic-control conditions.

SIGNAGE, CLEAN-UP, AND RESTORATION

Posting of signs on Village property is prohibited except as expressly authorized in connection with an approved event. All temporary event signage shall be removed within twenty-four (24) hours after the event concludes. Event organizers are responsible for all post-event cleanup and restoration of Village property. Failure to restore may result in billing for cleanup costs, denial of future event permits, or the requirement of a refundable deposit or surety bond.

NOTICE TO APPLICANTS

Approval of an event permit does not transfer responsibility for personal property, equipment, or materials brought onto Village property. The event organizer is responsible for compliance with all requirements of the Village of North Baltimore Event Policy and this permit. The Village is not responsible for loss, theft, or damage to personal property associated with an approved event.

I acknowledge that I have read and understand all requirements set forth in this permit application and the Village's special event policies.

Applicant Signature: _____

Date: Oct 5, 2021

Return completed applications to the Village Administrator, Village of North Baltimore, 205 N. Main Street, North Baltimore, OH 45872, or email NBAdmin@northbaltimore.gov

FOR VILLAGE USE ONLY

Special Conditions: _____

Council Approved	Date:	
Aaron Patterson, Mayor		Date:
Joshua Bender, Village Administrator		Date:
Ted E. Francisco II, Fire Chief		Date:
Richard Bingham, Chief of Police		Date:
Josh Long, Public Works Superintendent		Date:

**VILLAGE OF NORTH BALTIMORE
PERSONNEL POLICY AND PROCEDURES MANUAL**

New Hire Recommendation Form F-19a

PAGE 1 OF 1

Employee Name: Jordan Queen

Position: FT Police Officer Date of Hire: _____

Employment Status: Full-Time Part-Time Intermittent Temporary Seasonal

Volunteer FT-Instructional Period

Pay Range Assignment Number: _____ Minimum: _____ Maximum: _____

Starting Rate of Pay: 27.30 Provide justification for starting rate above minimum starting pay.

Has one year prior full time with Gibsonburg PD

Has one year with North Baltimore PD

Recommendation made by: Chief Richard Bingham
Include a memo that outlines the hiring process and rational for the hiring recommendation.

Recommendation approved by Village Council at a Council Meeting held on: _____



DMYTRYKA JACOBS ENGINEERS, LLC.

1101 Research Drive – Toledo, Ohio 43614

October 7, 2026

Brian Roberts
Water & Sewer Superintendent
226 High St.
North Baltimore, Ohio 45872

Subject: Water Treatment Plant – Filter PLC Replacement

Dear Mr. Roberts:

Thank you for your continued interest in Dmytryka Jacobs Engineers, Inc. (DJE) and the opportunity to offer the Village of North Baltimore engineering services for the upgrade of the filter PLC at the water treatment plant. Based on our discussions on my last visit we understand our scope of services for this effort to be as follows:

DJE Will:

- Provide and install a new PLC for the filter control panel.
- Modify the existing PLC program to work with the new PLC processor and I/O.
- Provide, configure, and install a new PanelView touchscreen.
- Update the existing HMI workstation to communicate with the new filter PLC.
- Provide commissioning/startup services.

DJE offers the above scope of services for the lump sum fee of \$59,900.00.

DJE will invoice monthly based on project completion percentage. Payment terms are Net 30 days. If this proposal is acceptable, we can begin this work immediately upon written authorization. If you have any questions regarding this proposal, please feel free to contact me.

Very truly yours,

Mark E. Lyons, P.E.
Director of Engineering



September 15, 2026

Mr. Joshua Bender
Village Administrator
Village of North Baltimore
205 N. Main Street
North Baltimore, OH 45872

RE: Amendment #1 for Construction Engineering and Contract Balancing
East Broadway Street Reconstruction Project
OHM Project Number 3515 25 0010

Dear Mr. Bender,

OHM Advisors (OHM) is pleased to submit this contract amendment to provide Construction Engineering Services supporting the above-referenced project. This amendment also serves to balance the remaining task items on the contract. Our proposal outlines the work efforts necessary to complete this work.

To facilitate your review, our Amendment is organized as follows:

- Scope of Services
- Schedule
- Compensation
- Authorization and Acceptance

Should you find our proposal acceptable, please sign the attached Amendment and provide a full copy to us for our files. Should you have any questions or comments, please contact me directly at (567) 318-6507 and Ron.Lajti@ohm-advisors.com.

Sincerely,
OHM Advisors

A handwritten signature in blue ink, appearing to read "Ron Lajti Jr.", positioned above a horizontal line.

Ron Lajti Jr., PE, PS
Principal

Encl: Amendment

Scope of Services

As noted during multiple progress meetings, plan discrepancies and unforeseen conditions required OHM and the contractor to perform substantially more work than originally anticipated. To account for the additional effort to complete the project to an acceptable standard, OHM requests an additional \$22,000.00 for these services. This amendment increases the fees for Tasks 1 and 2 and reduces the fee for Task 3 to reflect actual charges. Any contract funds remaining at project closeout will be credited accordingly.

Schedule

This amendment does not affect the project schedule.

Compensation

OHM Advisors will provide the above-outlined professional services in accordance with the following fee schedule. Our professional services will be performed on an hourly basis.

Task	Original Contract Amount	Revised Contract Amount
Task 1 – Engineering During Construction	\$ 28,550	\$56,020
Task 2 – Construction Observation	\$ 84,490	\$ 87,600
Task 3 – Construction and Material Testing	\$ 31,430	\$ 23,150
Current Contract Amount	\$ 144,770	\$166,770

Authorization and Acceptance

This document, including all Attachments constitutes the entire Agreement between the Village of North Baltimore and OHM Advisors and shall not be amended or changed, except by written authorization executed by both parties. This proposal is valid for 30 days from the date of submittal and upon expiration, OHM Advisors reserves the right to modify the proposal.

Approval and acceptance of this Proposal is effective upon the Village of North Baltimore's signature. OHM Advisors is authorized to commence services upon receipt of a signed copy of this document.

The Village of North Baltimore

East Broadway Street Reconstruction Project Amendment #1

Accepted By: _____

Printed Name: _____

Title: _____

Date: _____

Project Title(s)	Status	Construction Date	Village Funds Expected / To Be Used	Non-Village Funding / Assistance	Funding Source(s)	Notes / Description
N Main Street Phase 1 = Walnut to Cherry	OPWC 2026 application submitted 9/11/26	July 2027 (at the earliest)	Separate Village-funded design: \$124,800 OPWC loan obligation: \$238,360 at 0% over 15 years Est. annual repayment: about \$15,891 Est. semiannual payment: about \$7,945 Village exposure incl. design + loan principal: \$363,160	OPWC application project cost: \$476,721 OPWC grant: \$238,361 OPWC loan: \$238,360 Total OPWC assistance requested: \$476,721	Surface Transportation Block Grant (STBG); potential future OPWC	Walnut to Cherry. Working with Kleinfelder. The \$124,800 design cost is separate from the OPWC application. 15-year loan term is the expected/requested structure.
Park + Reservoir Stormwater Improvements	Design complete; OPWC 2026 application submitted 9/11/26	July 2027 (at the earliest)	Local cash (storm) contribution: \$50,000 OPWC loan obligation: \$225,877 at 0% over 30 years Est. annual repayment: about \$7,529 Est. semiannual payment: about \$3,765 Village exposure incl. local cash + loan principal: \$275,877	Total project cost: \$501,754 OPWC grant: \$225,877 OPWC loan: \$225,877 Total OPWC assistance requested: \$451,754	Village Storm funds OPWC 2026 grant + 0% loan; WPCLF backup/alternative	Combined Park + Reservoir construction request. Estimated useful life: 30 years. WPCLF is a backup/alternative financing option; any principal-forgiveness or interest assumptions would apply only if that option is pursued.
S Main Street Improvements	Applied for STBG funding 8/7/26. Funding was recommended - No award letter yet	TBD (likely 2031–2032)	Village local share: \$515,994 total Includes \$209,200 for design and \$306,794 for the required local match on construction-related costs. Future OPWC funding may reduce the Village's share.	Total project estimate: \$1,743,170 STBG federal request: \$1,227,176 Construction contract: \$970,056 federal Construction engineering: \$111,600 federal Contingency/change orders: \$145,520 federal	Surface Transportation Block Grant (STBG); potential future OPWC	Current STBG application provides 80% federal funding for eligible construction, construction engineering, and contingency costs. Preliminary engineering (\$209,200) is 100% Village-funded, resulting in an overall project funding split of approximately 70.4% federal / 29.6% local.
N Main Street Phase 2 = Cherry to Quarry	ODOT abbreviated safety application(s) being developed for RRFp devices and minor sidewalk gap financing; OPWC 2027 anticipated for everything else.	FY 2027–2029	Total project cost: TBD ODOT Abbreviated Safety: Village responsible for 100% of design + 10% of eligible construction OPWC 2027 Village/loan share: TBD based on final application structure. Cost estimates are currently being obtained	ODOT Abbreviated Safety: 90% of eligible construction Potential OPWC grant/loan assistance for remaining roadway, drainage and sidewalk work Total assistance: TBD	Village Sidewalk assessment funding ODOT Abbreviated Safety (90/10) + anticipated OPWC 2027	Cherry to Quarry. Safety walk-through/application work is being developed for RRFb devices and minor sidewalk-gap work. Remaining corridor work is anticipated for a future OPWC application.
Sidewalk - E Walnut / Gillette / Rudolph	ODOT abbreviated safety application(s) being developed for sidewalk gap financing.	2027-2028	Cost estimates are currently being obtained	Cost estimates are currently being obtained	Village Sidewalk assessment funding ODOT abbreviated safety application(s)	Finish E Walnut Sidewalk on South side with Village Funds. Use ODOT abbreviated safety for 150 feet on E Walnut, sidewalk on West side of Gillette and 150 feet on Rudolph.
SR-18 MUP + Poe Rd. Sidewalks 124989: WOO SR18 12.96 SUP & Poe Rd Walk	Design phase; Kleinfelder MPSA executed 9/8/26	2029	Design: \$101,600 (100% Village) Current construction estimate: \$557,000 Estimated 20% construction share: about \$111,400 Estimated Village total before other offsets: about \$213,000	CRP award: up to \$688,000 At current \$557,000 construction estimate, estimated 80% federal share: about \$445,600 Potential OPWC/ODNR assistance may further reduce the local construction share	Carbon Reduction Program (CRP) 80/20; potential OPWC / ODNR to reduce the 20%.	Funding secured. Current scope is the SR 18 multi-use path plus the west-side Poe Road sidewalk. Village design cost is separate from the federal construction share.
E. Broadway Sidewalk & Pedestrian Improvements 125526: WOO TR 34 0.75 E Broadway Walks	Field review completed 8/12/26	7/1/2029 (FY 2030 Q1)	\$0 local cost expected Village will remove trees	Total programmed HSIP funding: \$1,937,900 PE Environmental: \$125,000 PE Detailed Design: \$50,000 Right-of-Way: \$100,000 Construction: \$1,662,900	Highway Safety Improvement Program (HSIP)	Construct/replace sidewalks along E. Broadway/Eagleville Road; ADA curb ramps and high-visibility pedestrian improvements. No Village cash match is currently expected.

Known/assignable Village costs only. South Main design is budgeted in 2027 and its construction-related Village share in 2031. Non-Village funding is excluded. TBD costs remain listed separately and are not included in annual totals.

Year	N Main Phase 1 (OPWC)	Park + Reservoir Stormwater (OPWC)	SR-18 MUP + Poe Sidewalk	S Main Street Improvements	Total Village Cost	Notes
2027	\$140,691	\$57,529	\$101,600	\$209,200	\$509,020	Includes full S Main design/engineering cost of \$209,200, plus design/local cash and first annual payments on both OPWC loans.
2028	\$15,891	\$7,529	\$0	\$0	\$23,420	
2029	\$15,891	\$7,529	\$111,400	\$0	\$134,820	Includes estimated SR-18/Poe 20% construction share.
2030	\$15,891	\$7,529	\$0	\$0	\$23,420	
2031	\$15,891	\$7,529	\$0	\$306,794	\$330,214	Includes S Main estimated local construction-related share of \$306,794.
2032	\$15,891	\$7,529	\$0	\$0	\$23,420	
2033	\$15,891	\$7,529	\$0	\$0	\$23,420	
2034	\$15,891	\$7,529	\$0	\$0	\$23,420	
2035	\$15,891	\$7,529	\$0	\$0	\$23,420	
2036	\$15,891	\$7,529	\$0	\$0	\$23,420	
2037	\$15,891	\$7,529	\$0	\$0	\$23,420	
2038	\$15,891	\$7,529	\$0	\$0	\$23,420	Final N Main Phase 1 loan year under the 2027-start planning assumption.
2039	\$15,891	\$7,529	\$0	\$0	\$23,420	
2040	\$15,891	\$7,529	\$0	\$0	\$23,420	
2041	\$15,891	\$7,529	\$0	\$0	\$23,420	
2042	\$0	\$7,529	\$0	\$0	\$7,529	
2043	\$0	\$7,529	\$0	\$0	\$7,529	
2044	\$0	\$7,529	\$0	\$0	\$7,529	
2045	\$0	\$7,529	\$0	\$0	\$7,529	
2046	\$0	\$7,529	\$0	\$0	\$7,529	
2047	\$0	\$7,529	\$0	\$0	\$7,529	
2048	\$0	\$7,529	\$0	\$0	\$7,529	
2049	\$0	\$7,529	\$0	\$0	\$7,529	
2050	\$0	\$7,529	\$0	\$0	\$7,529	
2051	\$0	\$7,529	\$0	\$0	\$7,529	

2052	\$0	\$7,529	\$0	\$0	\$7,529	Final Park + Reservoir loan year under the 2027-start planning assumption.
2053	\$0	\$7,529	\$0	\$0	\$7,529	
2054	\$0	\$7,529	\$0	\$0	\$7,529	
2055	\$0	\$7,529	\$0	\$0	\$7,529	
2056	\$0	\$7,529	\$0	\$0	\$7,529	
Scheduled Total					\$1,368,031	Includes all currently known costs assigned to a specific year; excludes projects with TBD Village costs.

VILLAGE OF NORTH BALTIMORE, WOOD COUNTY, OHIO

ORDINANCE NO. 2026 – 31

AN ORDINANCE ESTABLISHING DOWNTOWN DESIGN REVIEW STANDARDS,
DESIGNATING THE VILLAGE PLANNING COMMISSION TO SERVE AS THE
DOWNTOWN DESIGN REVIEW BOARD, AND ESTABLISHING A DOWNTOWN DESIGN
REVIEW DISTRICT

WHEREAS, the Village of North Baltimore desires to encourage the rehabilitation, reinvestment, improvement, and continued productive use of properties within its downtown area; and

WHEREAS, appropriate design review can assist in preserving significant architectural characteristics while allowing reasonable modernization, redevelopment, and continued economic use of downtown properties; and

WHEREAS, the Ohio Community Development Block Grant Downtown Buildings Flexible Grant Program requires applicants to have adopted design review standards applicable to the program target area which include the Secretary of the Interior's Standards for Rehabilitation verbatim; and

WHEREAS, ORC 713.04 authorizes the legislative authority of a municipal corporation to authorize its Planning Commission to control the height, design, and location of buildings; and

WHEREAS, Council desires to utilize the existing Village Planning Commission for design review rather than establish an additional board or commission; and

WHEREAS, Council further intends that the regulations established herein be administered in a reasonable manner so as to satisfy applicable downtown design review requirements without unnecessarily restricting ordinary maintenance, repair, modernization, or reasonable use of private property.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of North Baltimore, Wood County, Ohio:

SECTION 1. PURPOSE.

The purposes of this Ordinance are to:

- (a) Establish reasonable design review standards for the Village's downtown area;
- (b) Encourage rehabilitation and continued productive use of existing buildings;
- (c) Protect significant architectural and historic characteristics where they exist;
- (d) Encourage compatible redevelopment and new investment;
- (e) Support eligibility and compliance with applicable Community Development Block Grant programs and other downtown revitalization funding programs;
- (f) Provide a simple and predictable process for review of significant projects; and
- (g) Avoid unnecessary regulation of ordinary maintenance, minor repairs, interior improvements, and other work that does not materially affect the character of the downtown area.

SECTION 2. DEFINITIONS.

- (a) "Administrative Approval" means written approval issued by the Zoning Inspector for minor exterior work that is subject to this Ordinance but does not require review by the Downtown Design Review Board.
- (b) "Board" or "Downtown Design Review Board" means the Village of North Baltimore Planning Commission when acting pursuant to this Ordinance.
- (c) "District" means the Downtown Design Review District established by Section 3.
- (d) "Significant Exterior Architectural Feature" means a street-facing or otherwise prominent exterior feature that materially contributes to the architectural character of a building,

including a storefront, cornice, substantial masonry feature, or significant window or door opening.

- (e) "Substantial Exterior Alteration" means exterior work that materially changes the size, form, configuration, or architectural character of a building or its principal street-facing facade. Ordinary maintenance, routine repair, and work specifically exempted by Section 7 are not substantial exterior alterations.

SECTION 3. DOWNTOWN DESIGN REVIEW DISTRICT AND PROGRAM TARGET AREA.

- (a) There is hereby established the Village of North Baltimore Downtown Design Review District.
- (b) For purposes of this Ordinance and the Community Development Block Grant Downtown Buildings Flexible Grant Program, the Downtown Design Review District shall constitute the Village's defined downtown Central Business District program target area.
- (c) The Downtown Design Review District shall consist of all parcels having frontage on either side of Main Street beginning at the intersection of Main Street and East Broadway Street and extending south along Main Street to the intersection of Main Street and Water Street. The District includes parcels having Main Street frontage at both terminal intersections. Parcels that do not have frontage on Main Street are not included solely because they are located within the same block as a parcel having Main Street frontage.
- (d) A map depicting the Downtown Design Review District shall be maintained by the Village and may be attached to this Ordinance as Exhibit A. In the event of a conflict between the map and the written boundary description contained in this Section, the written boundary description shall control.
- (e) Council may amend the boundaries of the Downtown Design Review District by subsequent ordinance.

SECTION 4. DOWNTOWN DESIGN REVIEW BOARD.

- (a) Pursuant to ORC 713.04, the Village of North Baltimore Planning Commission is hereby designated and authorized to serve as the Downtown Design Review Board for purposes of this Ordinance.
- (b) No separate board or commission is created by this Ordinance.
- (c) When considering matters under this Ordinance, the Planning Commission may be referred to as the "Downtown Design Review Board" or "Design Review Board."
- (d) The existing membership, officers, meeting procedures, quorum requirements, and voting requirements of the Planning Commission shall apply when it acts as the Downtown Design Review Board.
- (e) Nothing in this Ordinance shall add to, remove, or otherwise modify the membership or voting authority of the Planning Commission.
- (f) The Board shall meet only as necessary to consider matters arising under this Ordinance and may consider design review matters during a regular or special meeting of the Planning Commission.

SECTION 5. ADMINISTRATION BY ZONING INSPECTOR.

- (a) The Village Zoning Inspector shall administer this Ordinance.
- (b) The Zoning Inspector shall:
 - (1) Receive design review applications;
 - (2) Determine whether proposed work is exempt from design review;
 - (3) Determine whether proposed work qualifies for administrative approval;
 - (4) Issue administrative approvals as authorized by this Ordinance;
 - (5) Refer applications requiring Board review to the Planning Commission;

- (6) Maintain applications, approvals, decisions, plans, photographs, and other design review records;
 - (7) Issue written design review approvals following action by the Board; and
 - (8) Coordinate design review documentation necessary for Community Development Block Grant or other grant-funded projects.
- (c) When there is reasonable uncertainty as to whether proposed work is exempt or eligible for administrative approval, the Zoning Inspector may refer the matter to the Downtown Design Review Board.

SECTION 6. WORK REQUIRING DESIGN REVIEW BOARD APPROVAL.

Except as otherwise provided in this Ordinance, Board approval shall be required for the following work within the Downtown Design Review District:

- (a) Any building rehabilitation project receiving Community Development Block Grant Downtown Buildings Flexible Grant funding when design review is required by the applicable grant program;
- (b) Construction of a new principal building;
- (c) A substantial exterior addition to a principal building that is visible from a public street;
- (d) A substantial alteration of a street-facing exterior facade that materially changes its architectural character;
- (e) Material alteration, removal, covering, or destruction of a significant exterior architectural feature; and
- (f) Other substantial exterior work that the Zoning Inspector reasonably determines may materially alter the architectural character of a property or the Downtown Design Review District.
- (g) This Ordinance does not independently require Board approval for demolition unless design review is required as a condition of a CDBG or other grant-funded project or demolition is otherwise regulated by applicable law.

SECTION 7. EXEMPT WORK AND MINOR WORK.

- (a) The following work shall not require approval by the Downtown Design Review Board unless Board review is specifically required as a condition of a CDBG or other grant-funded project:
 - (1) Interior alterations that do not materially affect the exterior appearance of the building;
 - (2) Ordinary maintenance;
 - (3) Routine repair;
 - (4) Repainting of previously painted surfaces;
 - (5) Selection or change of exterior paint color;
 - (6) Repair or replacement of deteriorated materials with substantially similar materials;
 - (7) Roof repair or replacement that does not materially change the form, height, or configuration of the roof;
 - (8) Gutters and downspouts;
 - (9) Storm windows, storm doors, screens, and similar items;
 - (10) Heating, ventilation, air-conditioning, utility, or mechanical equipment;
 - (11) Landscaping and routine site maintenance;
 - (12) Temporary protective work;
 - (13) Emergency work reasonably necessary to protect life, health, safety, or property;
 - (14) Work required to correct an immediate unsafe condition;
 - (15) Accessibility improvements where the design has been reasonably selected to minimize unnecessary alteration of significant architectural features;

- (16) Replacement of windows or doors within existing openings where the size and general configuration of the opening are not materially changed;
 - (17) Repairs or replacement following accidental damage where the property is restored in substantially the same form; and
 - (18) Other work determined by the Zoning Inspector to have no substantial effect upon the architectural character of the property or District.
- (b) The Zoning Inspector may administratively approve minor exterior alterations that are clearly consistent with this Ordinance and do not constitute substantial work requiring Board review under Section 6.
- (c) Administrative approval shall be documented in writing.
- (d) An applicant whose request for administrative approval is not approved by the Zoning Inspector may request review by the Downtown Design Review Board.
- (e) Nothing in this Section exempts any person from obtaining a zoning permit, building permit, sign permit, right-of-way permit, or other approval otherwise required by law.

SECTION 8. SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION.

The following Secretary of the Interior's Standards for Rehabilitation are hereby adopted verbatim as design review standards for the Downtown Design Review District. The Standards shall be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

SECTION 9. APPLICATION AND REVIEW PROCEDURE.

- (a) An application requiring Board review shall be filed with the Zoning Inspector on a form provided by the Village. The application shall contain information reasonably necessary to understand the proposed work, which may include photographs, sketches, plans, material descriptions, or product information.**
- (b) The Zoning Inspector shall determine whether an application is sufficiently complete for review and shall not require information that is unnecessary to evaluate the proposed work.**
- (c) A complete application requiring Board review shall be placed on the agenda of the next reasonably available Planning Commission meeting for which notice can be provided in accordance with applicable law.**
- (d) The applicant shall be notified of the meeting and shall be given an opportunity to explain the proposed work and provide supporting information.**
- (e) No separate public hearing or mailed notice to neighboring property owners is required by this Ordinance unless otherwise required by applicable law or by a condition of a grant-funded project.**
- (f) The Board should act on a complete application within thirty days after the first meeting at which the application is considered, unless additional information is reasonably necessary or the applicant agrees to additional time.**

SECTION 10. REVIEW AND DECISION.

- (a) The Board shall apply the standards in Section 8 to rehabilitation projects to the extent reasonably applicable to the property and proposed work. The Standards shall be applied in a reasonable manner, taking into consideration economic and technical feasibility.**
- (b) For new construction or other work for which one or more of the Standards in Section 8 are not directly applicable, the Board shall consider whether the proposed work is reasonably compatible with the scale, massing, placement, and overall architectural character of the surrounding Downtown Design Review District.**
- (c) The Board shall not require a property to be restored to a particular historical period, require the reconstruction of missing historic features unless applicable grant requirements provide otherwise, regulate exterior paint color, or prohibit reasonable modernization solely because a modern material or design is proposed.**
- (d) In acting on an application, the Board may approve the application, approve the application with reasonable conditions necessary for compliance with this Ordinance, or deny the application.**
- (e) A denial shall identify the principal reasons for the decision. Conditions shall be limited to matters reasonably related to the standards and purposes of this Ordinance.**
- (f) The Zoning Inspector shall issue the Board's decision in writing. An approval shall remain valid for one year unless work authorized by the approval has commenced or the Board grants a reasonable extension.**
- (g) Nothing in this Ordinance shall be interpreted to require the Board to deny a project merely because an alternative design might be preferred. The purpose of review is to determine reasonable compliance with the adopted standards, not to impose a single architectural style.**

SECTION 11. APPEALS.

- (a) An applicant adversely affected by a final decision of the Downtown Design Review Board may appeal the decision to Village Council by filing a written appeal with the Clerk of Council within thirty days after the written decision is issued.**
- (b) The appeal shall identify the decision appealed and the reasons the applicant believes the decision should be modified or reversed.**

- (c) Council may affirm, reverse, modify, or remand the decision. Council may consider the record before the Board and such additional information as Council determines is reasonably necessary.**
- (d) Council's decision shall constitute the final administrative decision of the Village, subject to any further appeal available under Ohio law.**

SECTION 12. ENFORCEMENT.

- (a) No person shall commence work requiring Board approval or administrative approval under this Ordinance until the applicable approval has been issued.**
- (b) The Zoning Inspector may issue a stop-work notice when work subject to this Ordinance is commenced without required approval or materially departs from the approved work.**
- (c) Before seeking penalties or judicial relief, the Village should provide a reasonable opportunity to correct a violation unless an immediate enforcement action is necessary to protect public health or safety, preserve grant eligibility, or prevent irreversible work.**
- (d) The Village may pursue any remedy otherwise authorized by the Codified Ordinances or Ohio law. This Ordinance does not create a separate criminal penalty.**

SECTION 13. RELATIONSHIP TO OTHER REQUIREMENTS.

- (a) Design review approval under this Ordinance does not replace any zoning permit, building permit, sign permit, right-of-way permit, fire code approval, or other approval required by law.**
- (b) For a project receiving CDBG or other federal or state financial assistance, the applicant and Village remain responsible for any additional grant conditions, environmental review, historic preservation review, or other funding requirements that apply to the specific project.**
- (c) If an applicable grant requirement imposes a more specific or more restrictive design or preservation requirement upon a grant-funded project, that grant requirement shall control for that project to the extent necessary for funding compliance. The additional requirement shall not automatically apply to non-grant-funded work.**

SECTION 14. SEVERABILITY.

If any section, subsection, paragraph, sentence, clause, phrase, or provision of this Ordinance is determined by a court of competent jurisdiction to be invalid or unenforceable, such determination shall not affect the validity or enforceability of the remaining provisions, which shall continue in full force and effect.

SECTION 15. REPEAL OF CONFLICTING PROVISIONS.

All ordinances, resolutions, or portions thereof inconsistent with this Ordinance are hereby repealed only to the extent of such inconsistency.

SECTION 16. EFFECTIVE DATE.

This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

The motion to adopt the foregoing Ordinance was moved by Member _____ and seconded by Member _____.

VOTE ON ADOPTION

ADOPTED this _____ day of _____, 2026.

Dee Hefner, President of Council
Attest:

Aaron Patterson, Mayor

Mason Davis, Clerk of Council

EXHIBIT A

DOWNTOWN DESIGN REVIEW DISTRICT

The Downtown Design Review District consists of all parcels having frontage on either side of Main Street beginning at the intersection of Main Street and East Broadway Street and extending south along Main Street to the intersection of Main Street and Water Street, as more fully described in Section 3 of this Ordinance.

[Attach Village-prepared map of the Downtown Design Review District here.]

VILLAGE OF NORTH BALTIMORE, WOOD COUNTY, OHIO

ORDINANCE NO. 2026 – 32

AN ORDINANCE APPROVING A JOINT COOPERATION AGREEMENT WITH HENRY TOWNSHIP FOR THE E. BROADWAY WALKS PROJECT, PID 125526, AND AUTHORIZING THE VILLAGE ADMINISTRATOR TO EXECUTE THE AGREEMENT

WHEREAS, the Village of North Baltimore is the Local Public Agency sponsor of the E. Broadway Walks Project, PID 125526, which consists of pedestrian safety and connectivity improvements along East Broadway Street and Eagleville Road; and

WHEREAS, a portion of the Project extends beyond the corporate limits of the Village into the unincorporated area of Henry Township, and the Village and Township desire to cooperate in the development and completion of the Project pursuant to Section 715.02 of the Ohio Revised Code and other applicable law; and

WHEREAS, Council has reviewed the Joint Cooperation Agreement and finds it in the best interests of the Village to approve the Agreement and authorize the Village Administrator to execute and administer it.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF NORTH BALTIMORE, WOOD COUNTY, OHIO:

SECTION 1. The Joint Cooperation Agreement between the Village of North Baltimore, Ohio, and Henry Township, Wood County, Ohio, for the E. Broadway Walks Project, PID 125526, is hereby approved.

The Joint Cooperation Agreement is attached hereto as Exhibit “A,” incorporated herein, and made a part of this Ordinance as though fully rewritten herein.

SECTION 2. The Village Administrator is hereby authorized and directed to execute the Joint Cooperation Agreement and to take all administrative actions reasonably necessary to implement and administer the Agreement and the Project.

SECTION 3. The Village Administrator is hereby designated as the Village's authorized representative and primary administrative contact for the Project and is authorized to coordinate with Henry Township, the Ohio Department of Transportation, engineers, consultants, contractors, utilities, property owners, governmental agencies, and other parties as reasonably necessary for the development, administration, construction, inspection, and completion of the Project.

The Village Administrator is further authorized to execute and submit routine administrative documents, certifications, applications, reports, reimbursement requests, project correspondence, right-of-way coordination documents, and other Project-related documents necessary to carry out the Agreement, provided such documents do not materially alter the obligations of the Village under the Agreement or otherwise require separate approval of Council.

SECTION 4. Nothing in this Ordinance authorizes the Village Administrator to expend funds that have not been lawfully appropriated, materially amend the Joint Cooperation Agreement, incur a financial obligation requiring separate approval of Council, or exercise any authority reserved by law to Council or another Village officer.

Any material amendment to the Joint Cooperation Agreement shall be submitted to Council for approval in accordance with applicable law.

SECTION 5. The Village Administrator, Fiscal Officer, Clerk of Council, Village Solicitor, and other appropriate Village officials are authorized to take all actions reasonably necessary to carry out the purposes of this Ordinance and the Joint Cooperation Agreement, consistent with applicable law.

SECTION 6. This Council finds and determines that all formal actions of this Council concerning

and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with applicable law.

SECTION 7. This Ordinance shall take effect and be in force at the earliest time permitted by law.

The motion to adopt the foregoing Ordinance was moved by Member _____ and seconded by Member _____.

VOTE ON ADOPTION

YEAS _____ NAYS _____ ABSTAIN _____

ADOPTED this _____ day of _____, 2026.

Dee Hefner, President of Council

Aaron Patterson, Mayor

Attest:

Mason Davis, Clerk of Council

VILLAGE OF NORTH BALTIMORE, WOOD COUNTY, OHIO

ORDINANCE NO. 2026 - 33

AN ORDINANCE APPROVING SUPPLEMENTAL APPROPRIATIONS AND
MODIFIFCATIONS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2026, AND
DECLARING AN EMERGENCY

WHEREAS, it is necessary to make supplemental appropriations to the Annual
Appropriation Ordinance for the fiscal year 2026;

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of North
Baltimore, Wood County, Ohio:

SECTION I: To provide for the necessary expenditures of the Village of North Baltimore
for the fiscal year ending December 31, 2026, the following supplemental appropriations
are hereby approved, as outlined in the attached Exhibit.

SECTION II: This ordinance is enacted to amend the Annual Appropriation Ordinance
accounts as listed in the attached Exhibit for the year ending December 31, 2026.

SECTION III: This ordinance is declared to be an emergency measure necessary for the
preservation of the public peace, health, safety, and general welfare of the Village and its
residents, and shall take effect immediately upon its passage.

The motion to adopt the foregoing Ordinance was moved by Member _____ and
seconded by Member_____.

EMERGENCY CLAUSE VOTE
YEAS _____ NAYS _____

VOTE ON FINAL ADOPTION
YEAS _____ NAYS _____

ADOPTED AND EFFECTIVE this 13th day of October, 2026.

Dee Hefner, President of Council

Aaron Patterson, Mayor

Attest:

Mason Davis, Clerk of Council

ORDINANCE NO. 2026-33

EXHIBIT A

Transfer From:	\$	Transfer To:	\$
1000-910-910-0000	18,000	1000-160-420-0000	3,000
		1000-710-341-0000	9,500
		1000-715-341-0000	5,500

VILLAGE OF NORTH BALTIMORE, WOOD COUNTY, OHIO

ORDINANCE NO. 2026 - 34

AN ORDINANCE APPROVING APPROPRIATIONS AND BUDGET MODIFIFCATIONS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2026, AND DECLARING AN EMERGENCY

WHEREAS, it is necessary to update the 2026 budget and appropriation to the Annual Appropriation Ordinance for the fiscal year 2026;

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of North Baltimore, Wood County, Ohio:

SECTION I: To provide for the necessary expenditures of the Village of North Baltimore for the fiscal year ending December 31, 2026, the following appropriations are hereby approved, as outlined in the attached Exhibit.

SECTION II: This ordinance is enacted to amend the Annual Appropriation Ordinance accounts as listed in the attached Exhibit for the year ending December 31, 2026, and to certify the same to the Wood County Auditor.

SECTION III: This ordinance is declared to be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare of the Village and its residents, and shall take effect immediately upon its passage.

The motion to adopt the foregoing Ordinance was moved by Member _____ and seconded by Member _____.

EMERGENCY CLAUSE VOTE
YEAS _____ NAYS _____

VOTE ON FINAL ADOPTION
YEAS _____ NAYS _____

ADOPTED AND EFFECTIVE this 13th day of October, 2026.

Dee Hefner, President of Council

Aaron Patterson, Mayor

Attest:

Mason Davis, Clerk of Council

ORDINANCE NO. 2026-34

EXHIBIT A

New Funding Revenue Received:	\$	Appropriate To:	\$
Police K9 Donation 2908-820-0000	5,000	2908-110-420-0000	5,000
EMS Donation 1000-820-0000	5,000	1000-160-431-0000	5,000

ORDINANCE NO. 2026 - 35

AN ORDINANCE RETROACTIVELY ESTABLISHING THE 2406 SIDEWALK ASSESSMENT FUND & 9204 JEDD REVENUE DISTRIBUTION TO NORTH BALTIMORE FUND AND DECLARING AN EMERGENCY

WHEREAS, Ohio Revised Code § 5705.09 requires the legislative authority of a municipal corporation to establish funds necessary to properly account for public monies; and

WHEREAS, the 2406 & 9204 Fund was previously created administratively for the purpose of accounting for Sidewalk Assessment Funds & JEDD Revenue to North Baltimore but was not formally established by ordinance as required by law; and

WHEREAS, the Council finds it necessary and in the best interest of the municipality to retroactively authorize and establish said fund to ensure compliance with the Ohio Revised Code, the Ohio Administrative Code, and Auditor of State requirements;

WHEREAS, the Auditor of State requires that revenues restricted, committed, or otherwise designated for specific purposes be accounted for in separate funds to ensure compliance with state law and audit standards; and

WHEREAS, the Village of North Baltimore desires to establish a new fund to properly segregate, track, and report the financial activity associated with Sidewalk Assessments and JEDD Distributions to North Baltimore;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF NORTH BALTIMORE, OHIO:

Section 1. Establishment of Fund.

There is hereby created the Sidewalk Assessment Fund, a special revenue fund, pursuant to Ohio Revised Code § 5705.09(F), for the purpose of accounting for Sidewalk Tax Assessment Revenue.

There is hereby created the JEDD Distributions to North Baltimore Fund, a special revenue fund, pursuant to Ohio Revised Code § 5705.09(F), for the purpose of accounting for JEDD Revenue to North Baltimore.

Section 2. Purpose of Fund.

The purpose of the Sidewalk Assessment Fund is to receive, hold, and expend monies restricted or designated for Village Wide Sidewalk Upkeep including but not limited to:

- Constructing Sidewalks;**
- Repairing/ Replacing Sidewalks;**
- And any other revenues legally required or permitted to be used for this purpose.**

The purpose of the JEDD Distributions to North Baltimore Fund is to receive, hold, and expend monies restricted or designated for North Baltimore’s Share of JEDD Revenues for any lawful purpose, including but not limited to expenses related to the District and its purposes.

Section 3. Deposits Into the Fund.

The following revenues shall be deposited into the 2406 Sidewalk Assessment Fund:

- Grants, tax assessments, reimbursements, or awards restricted for Sidewalks**
- Transfers from other funds as authorized by Ohio Revised Code § 5705.14–5705.16;**
- Any other monies lawfully designated for this purpose.**

The following revenues shall be deposited into the 9204 JEDD Revenues 30% to North Baltimore Fund:

- District Income Tax Collections for the Joint Economic Development District
- Transfers from other funds as authorized by Ohio Revised Code § 5705.14–5705.16;
- Any other monies lawfully designated for this purpose.

Section 4. Expenditures From the Fund.

Monies in the 2406 Sidewalk Assessment Fund shall be used solely for Village Wide Sidewalk Upkeep and expenditures shall comply with all applicable provisions of the Ohio Revised Code, the Ohio Administrative Code, and Auditor of State requirements.

Monies in the JEDD Revenues to North Baltimore Fund shall be used solely for lawful purposes related to the District, and expenditures shall comply with all applicable provisions of the Ohio Revised Code, the Ohio Administrative Code, and Auditor of State requirements.

Section 5. Accounting and Reporting.

The Fiscal Officer shall maintain the 2406 Sidewalk Assessment Fund & 9204 JEDD Revenues to North Baltimore Fund in accordance with:

- Ohio Revised Code Chapter 5705;
- Ohio Administrative Code 117;
- Auditor of State Uniform Accounting Network (UAN) standards;
- All applicable grant or regulatory requirements.

Section 6. Fund Balance and Carryover.

Any unexpended balance in the 2406 Sidewalk Assessment Fund & 9204 JEDD Revenues to North Baltimore Fund shall carry forward from year to year and remain dedicated to the purposes stated herein until lawfully expended or until Council acts to close the fund in accordance with Ohio Revised Code § 5705.14.

Section 7. Emergency Clause.

This ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, and safety of the Village of North Baltimore, and for the proper accounting of public funds. This ordinance shall therefore take effect immediately upon passage.

The motion to adopt the foregoing Ordinance was moved by Member _____ and seconded by Member _____.

EMERGENCY CLAUSE VOTE

VOTE ON FINAL ADOPTION

YEAS _____ NAYS _____

YEAS _____ NAYS _____

ADOPTED AND EFFECTIVE the _____th day of October, 2026.

Dee Hefner, President of Council

Aaron Patterson, Mayor

Attest:

Mason Davis, Clerk of Council

VILLAGE OF NORTH BALTIMORE, WOOD COUNTY, OHIO

ORDINANCE NO. 2026 - 36

AN ORDINANCE AUTHORIZING THE LEASE OF APPROXIMATELY SIXTEEN ACRES OF VILLAGE FARMLAND TO J&J STERLING FARMS FOR THE 2027 CROP YEAR; AND DECLARING AN EMERGENCY

WHEREAS, the Village of North Baltimore owns approximately sixteen (16) acres of tillable farmland adjacent to New Maplewood Cemetery that are not presently needed for public purposes; and

WHEREAS, pursuant to Resolution No. 22-2026, the Village advertised for competitive sealed bids for the agricultural lease of the property, with bids due and publicly opened on September 23, 2026; and

WHEREAS, the Village received one (1) bid, submitted by J&J Sterling Farms in the amount of Three Hundred Nine Dollars (\$309.00) per acre, and Council desires to accept the bid and authorize the lease of the property for the 2027 crop year.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF NORTH BALTIMORE, WOOD COUNTY, OHIO:

SECTION 1. Council hereby accepts the bid of J&J Sterling Farms in the amount of Three Hundred Nine Dollars (\$309.00) per acre for the lease of approximately sixteen (16) acres of Village-owned farmland for the 2027 crop year, for a total annual rent of Four Thousand Nine Hundred Forty-Four Dollars (\$4,944.00), and authorizes the Village Administrator to execute the farmland lease agreement attached hereto as Exhibit A and incorporated herein by reference.

SECTION 2. The Village Administrator, Fiscal Officer, and other appropriate Village officials are authorized to take such administrative actions as may be necessary to carry out this Ordinance and administer the lease.

SECTION 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting, and that all deliberations of Council and its committees that resulted in such formal action were conducted in meetings open to the public in compliance with ORC 121.22.

SECTION 4. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health, or safety of the Village and for the further reason that the existing farmland lease expires November 30, 2026, and immediate effectiveness is necessary to ensure execution of the new lease prior to its commencement on December 1, 2026. Therefore, provided this Ordinance receives the affirmative vote required by law, it shall take effect immediately upon its passage and approval.

The motion to adopt the foregoing Ordinance was moved by Member _____ and seconded by Member _____.

EMERGENCY CLAUSE VOTE
YEAS ____ NAYS ____

VOTE ON FINAL ADOPTION
YEAS ____ NAYS ____

ADOPTED AND EFFECTIVE this 10th day of November, 2026.

Dee Hefner, President of Council

Aaron Patterson, Mayor

Attest: _____
Mason Davis, Clerk of Council

ORDINANCE NO. 2026 – 36: EXHIBIT A

CEMETERY FARM LEASE

THIS AGREEMENT OF LEASE is entered into by and between the Village of North Baltimore, Ohio (hereafter “VILLAGE”) and J&J Sterling Farms, 3606 Liberty High Road, North Baltimore, Ohio 45872 (hereafter “LESSEE”), to wit:

WHEREAS, the VILLAGE owns sixteen (16) acres of farmland located in the Southeast quarter (¼), Section thirty-four (34), Henry Township, Wood County, Ohio; and

WHEREAS, the VILLAGE advertised for bids for the lease of said farmland, and the bid submitted by J&J Sterling Farms in the amount of Three Hundred Nine Dollars (\$309.00) per acre was accepted;

NOW, THEREFORE, the Parties agree as follows:

The VILLAGE leases to LESSEE sixteen (16) acres of farmland located in the Southeast quarter (¼), Section thirty-four (34), Henry Township, Wood County, Ohio, for one (1) crop year commencing December 1, 2026 and ending November 30, 2027. Farming operations shall be confined to the sixteen (16) acres designated by the existing survey. This Lease shall not be assigned by LESSEE without the prior written consent of the VILLAGE.

LESSEE shall pay rent at the rate of Three Hundred Nine Dollars (\$309.00) per acre, for a total annual rent of Four Thousand Nine Hundred Forty-Four Dollars (\$4,944.00). Twenty-five percent (25%), or One Thousand Two Hundred Thirty-Six Dollars (\$1,236.00), shall be due June 1, 2027, with the remaining Three Thousand Seven Hundred Eight Dollars (\$3,708.00) due on or before November 1, 2027.

The premises shall be used for grain farming purposes only. No animals shall be kept on the premises, no equipment shall be parked or stored on the property, and no buildings or structures shall be erected thereon without the prior written consent of the VILLAGE. LESSEE shall follow sound agricultural practices so as not to cause excessive damage to the leasehold.

The VILLAGE shall have the right to enter upon the property for the purpose of depositing and spreading leaves collected by the VILLAGE when deemed necessary or in the best interest of the VILLAGE. The VILLAGE shall not deposit or spread leaves on portions of the property occupied by growing crops until after harvest.

LESSEE shall not plant winter wheat or undertake fall plowing or other work that would result in a carryover crop, harvest, or claim for payment extending beyond the expiration of this Lease.

IN WITNESS WHEREOF, the parties have executed this Agreement this ____ day of _____, 2026.

VILLAGE OF NORTH BALTIMORE

By: _____
Josh Bender, Village Administrator

Attest:

Mason Davis, Clerk of Council

LESSEE

By: _____
Joe Sterling, J&J Sterling Farms

ORDINANCE NO. 2026 – 37

ORDINANCE NO. 2026 – 37: EXHIBIT A

SECOND AMENDMENT TO COMMERCIAL LEASE AGREEMENT

This Second Amendment to Commercial Lease Agreement (“Second Amendment”) is made and entered into as of _____, 2026 (“Effective Date”), by and between:

Landlord: Village of North Baltimore, with a mailing address of 205 North Main Street, North Baltimore, OH 45872 (“Landlord”)

and

Tenant: Fiber Optic Management LLC, DBA TurnKey Network Solutions, with a mailing address of 7020 Southbelt Drive SE, Caledonia, MI 49316 (“Tenant”).

Collectively, the Landlord and Tenant shall be known as the “Parties.”

RECITALS

WHEREAS, the Parties entered into a Commercial Lease Agreement dated September 1, 2024 (the “Agreement”) for the premises located at 1234 S Dixie Hwy, North Baltimore, OH; and

WHEREAS, the Parties entered into a First Amendment to Commercial Lease Agreement effective October 1, 2025, extending the fixed lease term through September 30, 2026, after which the Agreement continues on a month-to-month basis unless terminated in accordance with its terms; and

WHEREAS, the Parties desire to extend the fixed lease term through September 30, 2028, and increase monthly rent to \$2,625.00, beginning with the first payment due after October 13, 2026.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Amendment to Section IV – Term of Lease

Section IV of the Agreement, as previously amended, is hereby deleted in its entirety and replaced with the following:

“IV. TERM OF LEASE. The term of this Agreement shall be extended for a period of twenty-four (24) months commencing on October 1, 2026, and expiring on September 30, 2028 (“Second Extended Term”). After the expiration of the Second Extended Term, this Agreement shall automatically continue on a month-to-month basis upon the same terms and conditions set forth herein, except as modified by the First Amendment and this Second Amendment, until such time that either Party provides sixty (60) days’ advance written notice of termination of the Agreement.”

2. Amendment to Section VI – Rent

The monthly rent shall increase from Two Thousand Five Hundred Dollars (\$2,500.00) to Two Thousand Six Hundred Twenty-Five Dollars (\$2,625.00), commencing with the first monthly rental payment due after October 13, 2026.

The first monthly rental payment due after October 13, 2026, shall be \$2,625.00. This amount shall remain in effect throughout the remainder of the Second Extended Term and during any subsequent month-to-month tenancy, subject to the payment and due dates established in Section VI of the Agreement.

Any monthly rental payment due on or before October 13, 2026, shall remain at the existing rate of \$2,500.00.

3. Confirmation of Section X – Early Termination Right

The Parties acknowledge and agree that Section X of the Agreement remains in full force and effect, including the right of either Party to terminate the Agreement at any time prior to the expiration of the

then-current term for any reason or no reason by providing the other Party at least ninety (90) days’ advance written notice of termination.

4. No Other Changes

Except as expressly amended by the First Amendment and this Second Amendment, all other terms, covenants, and conditions of the Agreement shall remain in full force and effect and are hereby ratified and confirmed.

IN WITNESS WHEREOF, the Parties have executed this Second Amendment to Commercial Lease Agreement as of the Effective Date stated above.

LANDLORD:	TENANT:
Village of North Baltimore	Fiber Optic Management LLC DBA TurnKey Network Solutions
By: _____	By: _____
Print Name: _____	Print Name: _____
Title: Village Administrator	Title: _____
Date: _____	Date: _____

EXHIBIT A

FIRE AND EMERGENCY MEDICAL SERVICES AGREEMENT

Between the Village of North Baltimore, Ohio and Henry Township, Ohio

Effective January 1, 2027

This Agreement is made and entered into at North Baltimore, Ohio, this ____ day of _____, 2026, by and between the Village of North Baltimore, Ohio (“Village”), and the Henry Township Board of Trustees, Wood County, Ohio (“Township”).

1. Provision of Services

The Village shall provide Fire and Emergency Medical Services to Henry Township as though the Township were located within the corporate limits of the Village.

2. EMS Compensation

The Township shall pay the Village an annual EMS fee calculated as:

- a. Twenty-one and one-half percent (21.5%) of Net EMS Expenses, defined as Total EMS Expenses minus Jackson Township Revenue and minus Great Lakes Billing Revenue collected on behalf of Township residents; and
- b. Twenty-one and one-half percent (21.5%) of EMS capital expenditures, including ambulance replacement and EMS equipment.

The annual EMS fee shall be paid in two equal installments due April 15 and September 15.

3. Fire Compensation

The Township shall pay the Village an annual Fire fee calculated as:

- a. Twenty-eight percent (28%) of Net Fire Expenses based on the prior year’s total Fire expenditures; and
- b. Twenty-eight percent (28%) of Fire capital expenditures, including fire vehicle replacement and fire equipment.

The annual Fire fee shall be paid in two equal installments due April 15 and September 15.

4. Village Responsibilities

The Village shall be responsible for purchasing supplies, providing and maintaining emergency vehicles and equipment, scheduling personnel, billing the Township, and managing Fire and EMS operations.

5. Term and Renewal

This Agreement shall be effective January 1, 2027, and shall continue for a period of three (3) years, ending December 31, 2029.

Upon expiration, the Agreement shall continue on a year-to-year basis until replaced or terminated under Section 6.

6. Termination

a. Village Termination.

The Village may terminate this Agreement with sixty (60) days’ written notice.

b. Township Levy Contingency.

If the Township’s tax levy intended to fund this Agreement fails at the ballot, the Township may terminate this Agreement with thirty (30) days’ written notice following certification of election results.

7. Renegotiation Due to Economic Development

If economic development within the Township results in identifiable increases in Fire or EMS costs to the Village, the parties may renegotiate the compensation formulas.

8. Prior Service

The Village acknowledges that it has provided Fire and EMS services to the Township since January 1, 2024, and will continue to do so under this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates shown below.

THE VILLAGE OF NORTH BALTIMORE, OHIO

By: _____
Aaron Patterson, Mayor

Attest:

Mason Davis, Clerk of Council

Date: _____

THE HENRY TOWNSHIP BOARD OF TRUSTEES

By: _____

By: _____

By: _____

Attest:

Matt Davis, Fiscal Officer

Date: _____

CERTIFICATE OF THE AVAILABILITY OF FUNDS

The undersigned, Fiscal Officer of Henry Township, Wood County, Ohio, shall provide the certification required by Sections 5705.41 and 5705.44 of the Ohio Revised Code with respect to amounts required to meet the Township’s obligations under this Agreement.

Matt Davis, Fiscal Officer
Henry Township

Date: _____

VILLAGE OF NORTH BALTIMORE, WOOD COUNTY, OHIO

RESOLUTION NO. 31 – 2026

A RESOLUTION ADOPTING CHAPTER 1 – ROLE AND AUTHORITY OF THE REVISED PERSONNEL POLICY AND PROCEDURE MANUAL AND REPEALING AND REPLACING PRIOR INCONSISTENT PERSONNEL POLICY PROVISIONS

WHEREAS, the Village of North Baltimore maintains a Personnel Policy and Procedure Manual governing personnel policies, procedures, standards, and administrative practices of the Village; and

WHEREAS, the Village is undertaking a comprehensive revision and modernization of its Personnel Policy and Procedure Manual and intends to adopt the revised Manual on a chapter-by-chapter basis; and

WHEREAS, Chapter 1 – Role and Authority consists of Policies 100 through 103 and addresses administration and authority of the Manual, standards of conduct for elected officials, standards of conduct for employees, and conflicts of interest; and

WHEREAS, Council has reviewed Chapter 1 and desires to adopt it as the first chapter of the revised Personnel Policy and Procedure Manual;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE VILLAGE OF NORTH BALTIMORE, WOOD COUNTY, OHIO:

SECTION I. ADOPTION OF CHAPTER 1

Council hereby adopts Chapter 1 – Role and Authority of the revised Village of North Baltimore Personnel Policy and Procedure Manual, consisting of Policies 100 through 103, as set forth in Exhibit A attached hereto and incorporated herein by reference.

Exhibit A shall constitute the official adopted version of Chapter 1 – Role and Authority.

SECTION II. REPEAL AND REPLACEMENT OF PRIOR PROVISIONS

Upon the effective date of this Resolution, provisions of the existing Personnel Policy and Procedure Manual and other existing Village policies, procedures, rules, or practices addressing the same subject matter as Chapter 1 are repealed and replaced to the extent they are inconsistent with or superseded by Chapter 1.

Existing policies and procedures addressing subject matter not yet replaced through adoption of the remaining chapters shall remain in effect until subsequently repealed, superseded, or replaced by Council.

SECTION III. ADMINISTRATION AND IMPLEMENTATION

The Village Administrator is authorized and directed to incorporate Chapter 1 into the official Personnel Policy and Procedure Manual, maintain the official version of the adopted chapter, and take such administrative actions as are reasonably necessary to implement and distribute Chapter 1.

Procedural and nonsubstantive revisions may thereafter be made in accordance with Policy 100. Substantive amendments shall require approval of Council as provided by the Manual.

SECTION IV. PHASED ADOPTION OF REMAINING CHAPTERS

Council intends to continue the review and adoption of the remaining chapters of the revised Personnel Policy and Procedure Manual by separate resolution.

Upon adoption and effectiveness of all chapters of the revised Personnel Policy and Procedure Manual, the revised Manual shall constitute the Village’s complete Personnel Policy and

Procedure Manual. All remaining provisions of the prior Personnel Policy and Procedure Manual, and all prior Village policies, procedures, rules, and practices addressing subject matter covered by the revised Manual, shall be repealed and superseded to the extent authorized by the legislative action adopting the applicable chapter or policy. Separate standalone policies that are not incorporated into, addressed by, or inconsistent with the revised Manual shall remain in effect unless expressly repealed or superseded by Council.

If any provision of this Resolution or Chapter 1 adopted hereby is determined to be invalid or unenforceable by operation of law or by a court of competent jurisdiction, such determination shall not affect the validity or enforceability of the remaining provisions.

SECTION VI. EFFECTIVE DATE

This Resolution shall take effect at the earliest period allowed by law following its adoption.

The motion to adopt the foregoing Resolution was moved by Member _____ and seconded by Member _____.

VOTE ON FINAL ADOPTION **YEAS** ____ **NAYS** ____ **ABSTAIN** ____

ADOPTED this _____ day of _____, 2026.

Dee Hefner, President of Council

Aaron Patterson, Mayor

Attest: _____
Mason Davis, Clerk of Council

VILLAGE OF NORTH BALTIMORE, WOOD COUNTY, OHIO

RESOLUTION NO. 15 – 2026

A RESOLUTION AUTHORIZING THE VILLAGE ADMINISTRATOR TO EXECUTE THE PROPOSAL WITH KLEINFELDER, INC. FOR THE SR 18 MULTI-USE PATH AND POE ROAD SIDEWALK PROJECT; AND DECLARING AN EMERGENCY

WHEREAS, the Village of North Baltimore was awarded \$688,000 in Carbon Reduction Program funding through the Toledo Metropolitan Area Council of Governments (TMACOG), now known as Lake Erie West Regional Council, for the SR 18 Multi-Use Path and Poe Road Sidewalk Project, PID 124989; and

WHEREAS, Kleinfelder, Inc. submitted a Proposal dated May 20, 2026, to provide professional engineering and design services for the project in the amount of \$101,600, and Council finds it necessary and appropriate to authorize the Village Administrator to execute the Proposal in order to advance the project and maintain eligibility for federal funding and project scheduling requirements; and

WHEREAS, the Proposal will be executed pursuant to the Village's Master Professional Services Agreement approved by Council.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of North Baltimore, Wood County, Ohio:

SECTION 1. The Village Administrator is hereby authorized to execute the Proposal dated May 20, 2026, submitted by Kleinfelder, Inc. under the Master Professional Services Agreement approved by Council. The Proposal provides for professional engineering and design services for the SR 18 Multi-Use Path and Poe Road Sidewalk Project, PID 124989, for compensation in an amount not to exceed One Hundred One Thousand Six Hundred Dollars (\$101,600). The costs authorized herein shall be paid from Fund 2405-620-396-0000 (Sewer Tap Assessment).

SECTION 2. The Village Administrator is further authorized to execute any certifications, amendments, or other documents necessary to administer and carry out the Proposal and to facilitate the engineering, design, coordination, and advancement of the project in accordance with applicable requirements of the Ohio Department of Transportation and Lake Erie West Regional Council, provided that no amendment shall increase the total compensation authorized by this Resolution without further approval of Council.

SECTION 3. Council finds and determines that this Resolution is an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare of the Village. Immediate authorization to execute the Proposal is required to allow the Village to proceed with the preliminary engineering phase of the SR 18 Multi-Use Path and Poe Road Sidewalk Project, a federally funded transportation improvement project. Delay in authorizing the Proposal may jeopardize project scheduling, federal funding eligibility, coordination with the Ohio Department of Transportation and Lake Erie West Regional Council, and the Village's ability to meet required project development milestones. Therefore, this Resolution shall take effect and be in force immediately upon its adoption.

The motion to adopt the foregoing Resolution was moved by Member _____ and seconded by Member _____.

EMERGENCY CLAUSE VOTE
YEAS ____ NAYS ____ ABSTAIN ____

VOTE ON FINAL ADOPTION
YEAS ____ NAYS ____ ABSTAIN ____

ADOPTED AND EFFECTIVE this 8th day of September 2026.

Dee Hefner, President of Council

Aaron Patterson, Mayor

Attest: _____
Mason Davis, Clerk of Council

FISCAL OFFICER CERTIFICATE

It is hereby certified that sufficient funds have been duly appropriated and are available in the Sewer Tap Assessment Fund to meet the obligation contemplated by Resolution No. 15-2026 and are free from any previous encumbrances.

Date: _____

Justin Overmyer
Fiscal Officer
Village of North Baltimore, Wood County, Ohio

VILLAGE OF NORTH BALTIMORE, WOOD COUNTY, OHIO

RESOLUTION NO. 28 – 2026

A RESOLUTION AUTHORIZING THE VILLAGE ADMINISTRATOR TO DIRECT THE RENEWAL OF VILLAGE PROPERTY AND LIABILITY INSURANCE WITH PEP FOR THE 2026 – 2027 YEAR; CONTRIBUTION AT A COST NOT TO EXCEED \$104,517.00 AND TO DECLARE AN EMERGENCY

WHEREAS, the Village is mandated to ensure adequate insurance coverage for potential claims relating to property owned by the Village and liabilities associated with governmental operations and services provided by the Village; and

WHEREAS, PEP is well known for its insurance coverage consistent with other municipalities within Northwest Ohio; and

WHEREAS, Village Council has determined that it is in the best interest of the Village to renew the property and liability insurance policy with PEP for the 2026 – 2027 contribution period.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE VILLAGE OF NORTH BALTIMORE, WOOD COUNTY, OHIO, WITH TWO-THIRDS VOTING IN FAVOR:

Section 1. Authorization. The Village Administrator is authorized and directed to renew property and liability insurance coverage with the Public Entities Pool of Ohio (PEP) at a cost not to exceed One Hundred Four Thousand Five Hundred Seventeen Dollars and 00/100 Cents (\$ 104,517.00).

Section 2. Compliance. The Village Administrator and Fiscal Officer are authorized to take all necessary administrative actions to implement this Resolution and ensure uninterrupted coverage.

Section 3. Public Meetings. All formal actions of Council relating to the adoption of this Resolution and all deliberations of Council and any of its committees leading to such action were conducted in meetings open to the public, in compliance with law.

Section 4. Emergency Clause. This Resolution is declared an emergency measure necessary for the immediate preservation of the public peace, health, and safety of the Village, to ensure continuous insurance protection and compliance with renewal requirements. This Resolution shall take effect immediately upon passage by a three-fourths (¾) vote of the members elected to Council.

The motion to adopt the foregoing ordinance was moved by Member _____ and seconded by Member_____.

Vote on Emergency _____Yeas _____Nays _____Abstentions

Vote on Measure: _____ Yeas _____ Nays _____ Abstentions

ADOPTED AND EFFECTIVE this 19th day of October, 2026.

Dee Hefner, President of Council

Aaron Patterson, Mayor

Attest:

Mason Davis, Clerk of Council

FISCAL OFFICER CERTIFICATE

State of Ohio, County of Wood

It is hereby certified that the amount required to meet the obligation in the foregoing Resolution No. 29 - 2026 has been lawfully appropriated and is in the Treasury, or in the process of collection to the credit of the proper fund, free from any previous encumbrances.

Date: _____

Justin Overmyer
Fiscal Officer
Village of North Baltimore, Wood County, Ohio