



VILLAGE OF NORTH BALTIMORE Special Meeting 9/2/25

September 02, 2025
4:30 PM

Agenda

I. Prayer 4:20 PM

II. Pledge of Allegiance

III. Roll Call

IV. Administrative Reports

1. Mayor:

Police Officer Pay

Halloween 2025

V. Standing Committee

1. Public Safety (Hefner) -

All Events Permit Application - Homecoming Parade 9/12/25

VI. New Legislation, Resolutions, Motions or Business

1. RESOLUTION NO. 23 – 2025: A RESOLUTION DECLARING THE OFFICIAL INTENT AND REASONABLE EXPECTATION OF THE VILLAGE OF NORTH BALTIMORE ON BEHALF OF THE STATE OF OHIO (THE BORROWER) TO REIMBURSE ITS STREET LEVY FUND FOR THE CT24AB / CE33AB, EAST BROADWAY ROADWAY RECONSTRUCTION WITH THE PROCEEDS OF TAX-EXEMPT DEBT OF THE STATE OF OHIO

2. RESOLUTION NO. 24 – 2025: A RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS FOR THE REPAIR OF A VILLAGE EMS VEHICLE, AND DECLARING AN EMERGENCY.
3. ORDINANCE NO. 2025 – 18: AN ORDINANCE AUTHORIZING THE VILLAGE ADMINISTRATOR TO EXECUTE THE FIRST AMENDMENT TO THE COMMERCIAL LEASE AGREEMENT BETWEEN THE VILLAGE OF NORTH BALTIMORE AND FIBER OPTIC MANAGEMENT LLC, DBA TURNKEY NETWORK SOLUTIONS.

VII. Second Reading of Ordinances and Resolutions

1. RESOLUTION NO. 21 – 2025: A RESOLUTION AUTHORIZING THE VILLAGE ADMINISTRATOR TO ENTER INTO A TRAP-NEUTER-RETURN (TNR) PROGRAM AGREEMENT WITH FOR THE LOVE OF CATS (FLOC) FOR THE MANAGEMENT OF FERAL CAT POPULATIONS IN THE VILLAGE OF NORTH BALTIMORE, APPROVING SAID AGREEMENT AS EXHIBIT A, AND DECLARING AN EMERGENCY
2. ORDINANCE NO. 2025 -21: AN ORDINANCE AUTHORIZING THE CERTIFICATION OF DELINQUENT UTILITIES AS A SPECIAL ASSESSMENT TO THE WOOD COUNTY AUDITOR.
3. ORDINANCE NO. 2025 - 22: AN ORDINANCE AUTHORIZING THE CERTIFICATION OF GRASS MOWING AS A SPECIAL ASSESSMENT TO THE WOOD COUNTY AUDITOR
4. ORDINANCE NO. 2025 -23: AN ORDINANCE ENACTING A SPECIAL ASSESSMENT FOR THE COST AND EXPENSE OF CLEANING THE STREETS, ALLEYS, WAYS AND OTHER PUBLIC PLACES IN THE VILLAGE OF NORTH BALTIMORE FOR 2025, AUTHORIZING CERTIFICATION OF SAME TO THE WOOD COUNTY AUDITOR.
5. ORDINANCE NO. 2025 - 24: AN ORDINANCE ENACTING A SPECIAL ASSESSMENT FOR THE COST AND EXPENSE OF LIGHTING OF THE STREETS, ALLEYS, WAYS AND OTHER PUBLIC PLACES IN THE VILLAGE OF NORTH BALTIMORE FOR 2025, AUTHORIZING CERTIFICATION OF SAME TO THE WOOD COUNTY AUDITOR.
6. ORDINANCE NO. 2025 - 25: AN ORDINANCE ENACTING A SPECIAL ASSESSMENT FOR THE COST AND EXPENSE OF TRIMMING, MAINTAINING AND PLANTING OF TREES ALONG THE STREETS, ALLEYS, WAYS AND OTHER PUBLIC PLACES IN THE VILLAGE OF NORTH BALTIMORE FOR 2025, AUTHORIZING CERTIFICATION OF SAME TO THE WOOD COUNTY AUDITOR.

7. ORDINANCE NO. 2025-26: AN ORDINANCE APPROVING THE TRANSFER OF FUNDS APPROPRIATED FOR THE FISCAL YEAR ENDING DECEMBER 31, 2025

VIII. Third Reading of Ordinances and Resolutions

- 1. ORDINANCE NO. 2025 – 18: AN ORDINANCE ESTABLISHING A NORTH BALTIMORE DESIGNATED OUTDOOR REFRESHMENT AREA (DORA) AND DECLARING AN EMERGENCY**
- 2. ORDINANCE NO. 2025 – 15: AN ORDINANCE AUTHORIZING THE VILLAGE ADMINISTRATOR TO PURCHASE PROPERTY OWNED BY NOMAD PROPERTIES LLC (TONY AND LAURA DAMON), AND DECLARING AN EMERGENCY**
- 3. ORDINANCE NO. 2025 – 16: AN ORDINANCE REPEALING SECTION 513.16 OF THE CODIFIED ORDINANCES OF THE VILLAGE OF NORTH BALTIMORE, OHIO, RELATING TO ADULT USE CANNABIS OPERATORS.**

IX. Adjournment

ALL EVENTS PERMIT APPLICATION

Item 1.



Event date(s): Fri, Sept. 12, 2025 Beginning/Ending times: Lineup = 4:30 Stepoff = 5:30 pm
 Event name: Homecoming Parade Sponsor Group: Hs Student Council
 Contact person(s): Stefanie Waldvogel Stefanie Waldvogel

[Printed name] 419257-3464 [Signature] swaldvogel@nbls.org
 Contact phone #: 419257-3464 E-mail: swaldvogel@nbls.org

Event type [please describe]: Homecoming Parade
 Event location: parade route through town

Liquor: Served Sold Not applicable to this event

Permit type requested:

Oversized load travel permit [travel route]: _____

Parade [route]: Main St - [REDACTED] (Board Office → Powell)

Parking restrictions [location]: Main St (REDACTED) (AM Legion/W South → Elm)

Stationary event [list location]: _____

Street closure [list street(s)]: Parade route (From THE AMER. LEGION DR. TO Powell) THIS IS
DIFFERENT FROM PREVIOUS YEARS

Other closure [list location(s)]: _____

Village of North Baltimore Involvement Requested (If requested, forward to appropriate department head)

Personnel

Fire Department

Police Department

Public Works Department

Other City Personnel [specify Department]: _____

Material/Equipment

Barricades

Barricade lights

Parking Cones

Other City equipment [specify]: _____

_____ The permit holder assumes all liability for
 replacement cost of lost or stolen City property. (initial on line)

Other requests/unusual circumstances: _____

Certificate of Liability Insurance attached: Yes No Pending Not applicable

Liquor permit attached: Yes No Pending Not applicable

Health Department Inspection request: Yes No Pending Not applicable Fire

Department Inspection request: Yes No Pending Not applicable

Notice to applicants:

Pursuant to Section 559.13 (a)(3) of the Codified Ordinances of the Village of North Baltimore.

(a) No person or persons on Reservoir Property and adjacent Village-owned land, any Village operated park or other recreational facility shall: (3) Signs. Paste, glue, tack or otherwise post any sign, placard, advertisement, or inscription whatever, nor shall any person erect or cause to be erected any sign whatever on any public lands or highways or roads adjacent to Reservoir lands or other park property except signs and markings posted by Village authorities. The Village of North Baltimore's Administration and employees are not responsible for any lost or stolen property or damage to Village property during approved permit days/hours.

FOR CITY USE ONLY

Special Conditions: _____

APPROVAL:

Aaron Patterson, Mayor

Chase Fletcher, Village Administrator

Date of Approval

Ted E. Francisco II, Fire Chief

David Lafferty, Chief of Police

RETURN COMPLETED EVENT PERMIT TO: The Village of North Baltimore, Village Offices or fax to 419-257-2457

VILLAGE OF NORTH BALTIMORE, WOOD COUNTY, OHIO

RESOLUTION NO. 23 – 2025

A RESOLUTION DECLARING THE OFFICIAL INTENT AND REASONABLE EXPECTATION OF THE VILLAGE OF NORTH BALTIMORE ON BEHALF OF THE STATE OF OHIO (THE BORROWER) TO REIMBURSE ITS STREET LEVY FUND FOR THE CT24AB / CE33AB, EAST BROADWAY ROADWAY RECONSTRUCTION WITH THE PROCEEDS OF TAX-EXEMPT DEBT OF THE STATE OF OHIO

BE IT RESOLVED BY THE VILLAGE OF NORTH BALTIMORE ON BEHALF OF THE STATE OF OHIO THAT:

SECTION 1. The Village of North Baltimore reasonably expects to receive a reimbursement for the Project named East Broadway Roadway Reconstruction as set forth in Appendix A of the Project Agreement with the proceeds of bonds to be issued by the State of Ohio.

SECTION 2. The maximum aggregate principal amount of bonds, other than for costs of issuance, expected to be issued by the State of Ohio for reimbursement to the local subdivision is \$325,000.00.

SECTION 3. The Fiscal Officer of the Village of North Baltimore is hereby directed to file a copy of this Resolution with the Village of North Baltimore for the inspection and examination of all persons interested therein and to deliver a copy of this Resolution to the Ohio Public Works Commission.

SECTION 4. The Village of North Baltimore finds and determines that all formal actions of this Village concerning and relating to the adoption of this Resolution were taken in an open meeting of the Village of North Baltimore and that all deliberations of this Village and any of its committees that resulted in those formal actions were in meetings open to the public, in compliance with all legal requirements.

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

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

VOTE ON FINAL ADOPTION
YEAS _____ NAYS _____

ADOPTED this _____ day of _____, 2025.

Dee Hefner, President of Council

Aaron Patterson, Mayor

Attest:

Becky Walter, Clerk-Treasurer

VILLAGE OF NORTH BALTIMORE, WOOD COUNTY, OHIO

RESOLUTION NO. 24 – 2025

A RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS FOR THE REPAIR OF A VILLAGE EMS VEHICLE, AND DECLARING AN EMERGENCY.

WHEREAS, the Village of North Baltimore provides emergency medical services essential to the health, safety, and welfare of its residents; and

WHEREAS, one of the Village's EMS vehicles is in need of immediate repair to remain in service and continue providing reliable emergency response; and

WHEREAS, the cost of the necessary repair is expected to be Twenty Thousand Dollars (\$20,000.00), and funds for such repair are available within the Village's appropriations; and

WHEREAS, it is in the best interest of the Village to authorize the Mayor to approve said repair without delay to ensure that emergency medical services are not interrupted.

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

SECTION 1. The Mayor is hereby authorized to approve and expend an amount not to exceed Twenty Thousand Dollars (\$20,000.00) for the repair of the EMS vehicle.

SECTION 2. Payment for said expenditure shall be made from appropriated funds of the Village as certified available by the Village Finance Officer.

SECTION 3. (Emergency). This Resolution is declared to be an emergency measure, necessary for the preservation of the public peace, health, safety, and welfare of the Village, in order to allow for the immediate repair of an EMS vehicle and ensure the continued availability of life-saving emergency medical services. Therefore, this Resolution shall take effect immediately upon its passage and approval by the Mayor.

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

**EMERGENCY CLAUSE VOTE
YEAS _____ NAYS _____**

**VOTE ON FINAL ADOPTION
YEAS _____ NAYS _____**

ADOPTED AND EFFECTIVE this _____ day of _____, 2025.

Dee Hefner, President of Council

Aaron Patterson, Mayor

Attest:

Becky Walter, Clerk-Treasurer

CERTIFICATE OF THE FINANCIAL OFFICER

I hereby certify that the amount of \$20,000.00 required to meet the obligations authorized by this Resolution has been lawfully appropriated and is available, or in the process of collection, to the credit of the appropriate fund, free from any previous encumbrances.

Date: _____

**Matthew Clouse
Financial Officer
Village of North Baltimore, Wood County, Ohio**

VILLAGE OF NORTH BALTIMORE, WOOD COUNTY, OHIO

ORDINANCE NO. 2025 – 18

**AN ORDINANCE AUTHORIZING THE VILLAGE ADMINISTRATOR TO EXECUTE
THE FIRST AMENDMENT TO THE COMMERCIAL LEASE AGREEMENT
BETWEEN THE VILLAGE OF NORTH BALTIMORE AND FIBER OPTIC
MANAGEMENT LLC, DBA TURNKEY NETWORK SOLUTIONS.**

WHEREAS, the Village of North Baltimore (“Village”) is the owner of certain real property located at 1234 South Dixie Highway, North Baltimore, Ohio; and

WHEREAS, the Village and Fiber Optic Management LLC, DBA TurnKey Network Solutions (“Tenant”), entered into a Commercial Lease Agreement dated September 1, 2024, for said premises; and

WHEREAS, the Parties desire to amend the Lease Agreement to extend the lease term and clarify rent obligations; and

WHEREAS, Council finds it to be in the best interests of the Village to approve said First Amendment to the Commercial Lease Agreement and to authorize the Village Administrator to execute the same on behalf of the Village.

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

SECTION 1.

The Village Council hereby approves the First Amendment to the Commercial Lease Agreement between the Village of North Baltimore and Fiber Optic Management LLC, DBA TurnKey Network Solutions, extending the lease term from October 1, 2025, through September 30, 2026, with rent set at Two Thousand Five Hundred Dollars (\$2,500.00) per month, and continuing thereafter on a month-to-month basis under the terms of the Agreement, until terminated in accordance with its provisions.

SECTION 2.

The Village Administrator is authorized and directed to execute the First Amendment to the Commercial Lease Agreement on behalf of the Village, in substantially the form attached hereto as Exhibit A, and to take all actions necessary to carry out the intent of this Ordinance.

SECTION 3. 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 _____.

PASSED by the Council of the Village of North Baltimore, Ohio, this ____ day of _____, 2025.

Dee Hefner, President of Council

Aaron Patterson, Mayor

Attest:

Becky Walter, Clerk-Treasurer

Exhibit A

FIRST AMENDMENT TO COMMERCIAL LEASE AGREEMENT

This First Amendment to Commercial Lease Agreement (“Amendment”) is made and entered into this 9th day of September 2025, 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 desire to amend the Agreement in order to extend the lease term and clarify the rent obligations.

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 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 twelve (12) months commencing on October 1, 2025, and expiring on September 30, 2026 (“Extended Term”). After the expiration of the 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 this Amendment, until such time that either Party provides sixty (60) days advance written notice of termination of the Agreement.”

2. Clarification of Section VI – Rent

The Parties agree that the monthly rent of Two Thousand Five Hundred Dollars (\$2,500.00) shall continue without change throughout the Extended Term and during any subsequent month-to-month tenancy, subject to the payment and due dates set forth in Section VI of the Agreement.

3. No Other Changes

Except as expressly amended by this 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 First Amendment to Commercial Lease Agreement as of the date first written above.

Landlord’s Signature: _____ Date: _____

Print Name: _____

Tenant’s Signature: _____ Date: _____

Print Name: _____

VILLAGE OF NORTH BALTIMORE, WOOD COUNTY, OHIO

RESOLUTION NO. 21 – 2025

A RESOLUTION AUTHORIZING THE VILLAGE ADMINISTRATOR TO ENTER INTO A TRAP-NEUTER-RETURN (TNR) PROGRAM AGREEMENT WITH FOR THE LOVE OF CATS (FLOC) FOR THE MANAGEMENT OF FERAL CAT POPULATIONS IN THE VILLAGE OF NORTH BALTIMORE, APPROVING SAID AGREEMENT AS EXHIBIT A, AND DECLARING AN EMERGENCY

WHEREAS, the Village of North Baltimore is experiencing a growing number of feral “community” cat colonies and seeks to implement a humane and effective solution; and

WHEREAS, For the Love of Cats (FLOC), a nonprofit based in Bowling Green, Ohio, has successfully implemented Trap-Neuter-Return (TNR) programs and will partner with the Village to provide humane trapping, sterilization, vaccination, recovery, and return services; and

WHEREAS, the Village will contribute a minimum of \$5,000 to support the initial effort, with the potential for additional donations or grant funding to be directed toward the continued implementation of the program; and

WHEREAS, the immediate adoption of this program is necessary because cold weather will soon make it impractical to humanely trap, neuter, and return cats this year, and any delay until next year would allow another breeding cycle to occur, significantly increasing the feral cat population and compounding public health, safety, and nuisance issues;

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 enter into the Trap-Neuter-Return (TNR) Program Agreement Between the Village of North Baltimore and For the Love of Cats (FLOC), substantially in the form attached hereto and incorporated herein as Exhibit A.

SECTION 2. The Village shall allocate an initial \$5,000 to support the TNR program and further commits to applying any public donations or grant funding received for TNR purposes toward the continuation and expansion of the program with FLOC, as outlined in the agreement.

SECTION 3. All formal actions of this Council concerning and relating to the adoption of this Resolution were taken in an open meeting and in full compliance with applicable legal requirements.

SECTION 4. This Resolution is hereby declared to be an emergency measure, necessary for the immediate preservation of the public peace, health, safety, and welfare of the Village, to allow timely implementation of the TNR program before cold weather prevents humane trapping and neutering, and shall take effect immediately upon passage.

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

EMERGENCY CLAUSE
YEAS _____ NAYS _____

VOTE ON MEASURE
YEAS _____ NAYS _____

ADOPTED AND EFFECTIVE this _____ day of _____, 2025.

Dee Hefner, President of Council

Aaron Patterson, Mayor

Attest:

Becky Walter, Clerk-Treasurer

Exhibit A

For the Love of Cats

Trap-Neuter-Return (TNR) Program Agreement Between the Village of North Baltimore and For the Love of Cats (FLOC)

SUMMARY

The Village of North Baltimore ("Village") has contacted For the Love of Cats ("FLOC") to assist with the overpopulation of feral "community" cats. The Village has identified an influx of feral cat colonies in their community and wishes to implement a trap-neuter-return ("TNR") program with the goal of reducing the number of feral/free-roaming cats in our community. TNR programs have been widely adopted as industry best practices relating to the control of feral cat colony populations.

FLOC BACKGROUND

This year, over 200 cats have gone through our TNR program, and in the past three years, almost 1000. We have seen success in the areas we have focused on for two years and those we have helped with a smaller number of cats. We have stopped the breeding cycle, fighting and spread of diseases among colony cats, suffering of sick cats and kittens, and nuisances created by too many feral cats.

TNR PROGRAM PROPOSAL

For the Love of Cats is a nonprofit whose mission is TNR and is located in Bowling Green, Ohio. Their Trap, Neuter, Return program consists of:

- Humanely trapping, sterilizing, vaccinating for rabies, ear tipping, and returning of feral cats to the location where trapped;
- Ear tipping is the process of removing one-quarter inch (or less) tip of the feral cat's left ear, performed while the feral cat is under anesthesia, to identify the feral cat as being sterilized and lawfully vaccinated for rabies;
- Sterilization of feral cats is carried out by licensed veterinarians,

For the Village of North Baltimore, For the Love of Cats ("FLOC") will handle the trapping, transportation of cats to and from veterinary clinic, recovery of the animals and return to location trapped.

BUDGET SUMMARY

The average basic TNR cost per cat is \$80. Quite often, TNR is the only time a community cat will receive veterinary care, and if a cat is sick, it will receive any additional treatment it needs before being released. At the heart of our mission is the welfare of the cat and we ensure that they are given the opportunity at the best quality of life.

The Village has agreed to provide a minimum of \$5000 for FLOC to assist with the TNR program. With the initial amount agreed upon, that will cover spay/neuter of approximately 62 cats. FLOC will provide to the Village information on the TNR program, including date of TNR, color and sex of cat and location. We will remain in contact with the Village Administrator on progress of the program.

In addition to the initial \$5,000 commitment, the Village agrees that any public donations or additional grant funding specifically designated for the TNR program will also be directed to FLOC to expand the program. These additional funds will be used solely for TNR-related expenses, and FLOC will provide corresponding

documentation and reporting for such expenditures.

TERM AND TERMINATION

This agreement shall commence on the date of the last signature below and remain in effect until the committed funds are exhausted, or until either party provides thirty (30) days written notice of termination. In the event of early termination, FLOC shall provide the Village with a report of activities conducted to date and return any unused funds unless otherwise agreed in writing.

USE OF FUNDS

All funds received from the Village shall be used solely for the Trap-Neuter-Return program described herein, including veterinary expenses, supplies, and related costs. Any funds not expended for these purposes shall be returned to the Village unless otherwise authorized.

REPORTING

FLOC will provide monthly updates to the Village Administrator, including the number of cats TNR'd, their sex, date of service, and trapping location.

INDEMNIFICATION

Each party shall be responsible for any claims, damages, or liabilities arising from its own acts or omissions in connection with this agreement. FLOC shall ensure that any volunteers or contractors it engages follow all applicable laws and humane practices.

MODIFICATION

This agreement may only be modified by mutual written consent of both parties.

GOVERNING LAW

This agreement shall be governed by and construed in accordance with the laws of the State of Ohio.

AGREED AND ACCEPTED:

The Village of North Baltimore

By: _____

Josh Bender, Village Administrator

Date: _____

For the Love of Cats

By: _____

Julie Martini

Date: _____

CERTIFICATE OF THE FINANCIAL OFFICER

I hereby certify that the amount of \$5,000.00 required to meet the obligations authorized by this Resolution has been lawfully appropriated and is available, or in the process of collection, to the credit of the appropriate fund, free from any previous encumbrances.

Date: _____

**Matthew Clouse
Financial Officer
Village of North Baltimore, Wood County, Ohio**

Item 2.

1st Reading: August 12, 2025
2nd Reading: September 2, 2025
Final Emergency Reading: September 9, 2025
Effective Date: September 9, 2025

VILLAGE OF NORTH BALTIMORE, WOOD COUNTY, OHIO

ORDINANCE NO. 2025 -21

AN ORDINANCE AUTHORIZING THE CERTIFICATION OF DELINQUENT UTILITIES AS A SPECIAL ASSESSMENT TO THE WOOD COUNTY AUDITOR.

WHEREAS, the Village of North Baltimore administration has compiled a listing of unpaid utility accounts; and

WHEREAS, the current property owners have received further notice of the delinquency amount and had an opportunity to make payment before final passage of this ordinance; and

NOW THEREFORE, BE IT ORDAINED, BY THE COUNCIL OF THE VILLAGE OF NORTH BALTIMORE, WOOD COUNTY, OHIO, three-fourths (3/4) of all members elected to Council concurring:

SECTION I: That the total amount owed on each utility account shall be certified to the 2025 tax duplicate for collection in 2026 to the Wood County Auditor.

SECTION II. Said special assessments totaling Seven Thousand Eight-Hundred Thirty Dollars and Sixty-Eight Cents (\$7830.68), shall be payable annually in two equal installments during the period of assessments; that said assessments are hereby levied on the parcels listed in Exhibit A, for the year 2025. The Finance Officer is authorized and directed to certify the same to the County Auditor of Wood County, Ohio to be collected as other taxes are collected and paid.

SECTION III. The assessment must be certified to the Wood County Auditor annually on or before the month of September to be assured certification on the 2025 tax duplicate collected in 2026.

SECTION IV. This ordinance is an emergency measure and shall go into force and effect on its passage. The reason for the emergency is that it is necessary to submit the amount owed for delinquent utilities and certify the same to the Wood County Auditor on or before the month of September or risk losing the delinquent utilities revenue thus protecting the health, safety, and general welfare of the Village citizens.

Passed in Council this 9th day of September 2025.

EMERGENCY CLAUSE VOTE
YEAS ____ NAYS ____

VOTE ON FINAL ADOPTION
YEAS ____ NAYS ____

ADOPTED AND APPROVED this 9th day of September 2025.

Dee Hefner, President of Council

Aaron Patterson, Mayor

Attest:

Becky Walter, Clerk-Treasurer

1st Reading: August 12, 2025

2nd Reading: September 2, 2025

Final Emergency Reading: September 9, 2025

Effective Date: September 9, 2025

VILLAGE OF NORTH BALTIMORE, WOOD COUNTY, OHIO

ORDINANCE NO. 2025 - 22

AN ORDINANCE AUTHORIZING THE CERTIFICATION OF GRASS MOWING AS A SPECIAL ASSESSMENT TO THE WOOD COUNTY AUDITOR

WHEREAS, the Village of North Baltimore administration has compiled a listing of properties in violation of the village weed ordinance; and

WHEREAS, the current property owners have received further notice of the violation and had an opportunity to maintain the property before final passage of this ordinance; and

NOW THEREFORE, BE IT ORDAINED, BY THE COUNCIL OF THE VILLAGE OF NORTH BALTIMORE, WOOD COUNTY, OHIO, three-fourths (3/4) of all members elected to Council concurring:

SECTION I: That the total amount owed for high grass mowing on each property shall be certified to the 2025 tax duplicate for collection in 2026 to the Wood County Auditor.

SECTION II. Said special assessments totaling One Thousand Fifty Dollars and Zero Cents (\$1050.00), shall be payable annually in two equal installments during the period of assessments; that said assessments are hereby levied on the parcels listed in Exhibit A, for the year 2025. The Clerk is authorized and directed to certify the same to the County Auditor of Wood County, Ohio to be collected as other taxes are collected and paid.

SECTION III. The assessment must be certified to the Wood County Auditor annually on or before the month of September to be assured certification on the 2025 tax duplicate collected in 2026.

SECTION IV. This ordinance is an emergency measure and shall go into force and effect on its passage. The reason for the emergency is that it is necessary to submit the amount owed for high grass mowing and certify the same to the Wood County Auditor on or before the month of September or risk losing the high grass mowing revenue thus protecting the health, safety, and general welfare of the Village citizens.

Passed in Council this 9th day of September 2025.

EMERGENCY CLAUSE VOTE
YEAS ____ NAYS ____

VOTE ON FINAL ADOPTION
YEAS ____ NAYS ____

ADOPTED AND APPROVED this 9th day of September 2025.

Dee Hefner, President of Council

Aaron Patterson, Mayor

Attest:

Becky Walter, Clerk-Treasurer

1st Reading: August 12, 2025

2nd Reading: September 2, 2025

Final Emergency Reading: September 9, 2025

Effective Date: September 9, 2025

VILLAGE OF NORTH BALTIMORE, WOOD COUNTY, OHIO

ORDINANCE NO. 2025 -23

AN ORDINANCE ENACTING A SPECIAL ASSESSMENT FOR THE COST AND EXPENSE OF CLEANING THE STREETS, ALLEYS, WAYS AND OTHER PUBLIC PLACES IN THE VILLAGE OF NORTH BALTIMORE FOR 2025, AUTHORIZING CERTIFICATION OF SAME TO THE WOOD COUNTY AUDITOR.

WHEREAS, the Village of North Baltimore has for several years, financed the cleaning of streets, alleys, ways and other public places in the Village of North Baltimore by special assessments levied on all the lots and lands in the Village of North Baltimore by a percentage of the tax valuation of the property assessed; and

WHEREAS, it is deemed advisable to continue illuminating the streets, alleys, ways and other public places in the Village by furnishing electricity financed by special assessments.

NOW THEREFORE, BE IT ORDAINED, BY THE COUNCIL OF THE VILLAGE OF NORTH BALTIMORE, WOOD COUNTY, OHIO, three-fourths (3/4) of all members elected to Council concurring:

SECTION I: That the cost and expense of the cleaning of streets, alleys, ways and public places in the Village including the cost of necessary equipment to perform said work shall be paid by special assessments levied upon the lots and lands within the Village, excluding tax exempt property.

SECTION II. Said special assessment shall be Eighty-Six Thousand Dollars (\$86,000.00), and shall be payable annually in two equal installments during the period of the assessment; that said assessments are hereby levied on all the lots and lands in the Village of North Baltimore, excluding tax exempt property, for the year 2025. The Finance Officer is authorized and directed to certify the same to the County Auditor of Wood County, Ohio to be collected as other taxes are collected and paid.

Passed in Council this 9th day of September, 2025.

VOTE ON FINAL ADOPTION
YEAS _____ NAYS _____

ADOPTED AND APPROVED this 9th day of September 2025.

Dee Hefner, President of Council

Aaron Patterson, Mayor

Attest:

Becky Walter, Clerk-Treasurer

1st Reading: August 12, 2025

2nd Reading: September 2, 2025

Final Emergency Reading: September 9, 2025

Effective Date: September 9, 2025

VILLAGE OF NORTH BALTIMORE, WOOD COUNTY, OHIO

ORDINANCE NO. 2025 - 24

AN ORDINANCE ENACTING A SPECIAL ASSESSMENT FOR THE COST AND EXPENSE OF LIGHTING OF THE STREETS, ALLEYS, WAYS AND OTHER PUBLIC PLACES IN THE VILLAGE OF NORTH BALTIMORE FOR 2025, AUTHORIZING CERTIFICATION OF SAME TO THE WOOD COUNTY AUDITOR.

WHEREAS, the Village of North Baltimore has for several years, financed the lighting of streets, alleys, ways and other public places in the Village of North Baltimore by special assessments levied on all the lots and lands in the Village of North Baltimore by a percentage of the tax valuation of the property assessed; and

WHEREAS, it is deemed advisable to continue illuminating the streets, alleys, ways and other public places in the Village by furnishing electricity financed by special assessments.

NOW THEREFORE, BE IT ORDAINED, BY THE COUNCIL OF THE VILLAGE OF NORTH BALTIMORE, WOOD COUNTY, OHIO, three-fourths (3/4) of all members elected to Council concurring:

SECTION I: That the cost and expense of lighting the streets, alleys, ways and public places in the Village including the cost of furnishing electrical energy shall be paid by special assessments levied upon the lots and lands within the Village, excluding tax exempt property.

SECTION II. Said special assessment shall be Seventy Thousand Dollars (\$78,000.00) and shall be payable annually in two equal installments during the period of the assessment; that said assessments are hereby levied on all the lots and lands in the Village of North Baltimore, excluding tax exempt property, for the year 2025. The Finance Officer is authorized and directed to certify the same to the County Auditor of Wood County, Ohio to be collected as other taxes are collected and paid.

Passed in Council this 9th day of September 2025.

VOTE ON FINAL ADOPTION
YEAS _____ NAYS _____

ADOPTED AND APPROVED this 9th day of September 2025.

Dee Hefner, President of Council

Aaron Patterson, Mayor

Attest:

Becky Walter, Clerk-Treasurer

1st Reading: August 12, 2025

2nd Reading: September 2, 2025

Final Emergency Reading: September 9, 2025

Effective Date: September 9, 2025

VILLAGE OF NORTH BALTIMORE, WOOD COUNTY, OHIO

ORDINANCE NO. 2025 - 25

AN ORDINANCE ENACTING A SPECIAL ASSESSMENT FOR THE COST AND EXPENSE OF TRIMMING, MAINTAINING AND PLANTING OF TREES ALONG THE STREETS, ALLEYS, WAYS AND OTHER PUBLIC PLACES IN THE VILLAGE OF NORTH BALTIMORE FOR 2025, AUTHORIZING CERTIFICATION OF SAME TO THE WOOD COUNTY AUDITOR.

WHEREAS, the Village of North Baltimore has financed the cost of trimming, maintaining and planting of trees along the streets, alleys, ways and other public places in the Village of North Baltimore by special assessments levied on all the lots and lands in the Village of North Baltimore by a percentage of the tax valuation of the property assessed; and

WHEREAS, it is deemed advisable to continue having the trimming, maintenance and planting of trees along the streets, alleys, ways and other public places in the Village financed by special assessments.

NOW THEREFORE, BE IT ORDAINED, BY THE COUNCIL OF THE VILLAGE OF NORTH BALTIMORE, WOOD COUNTY, OHIO, three-fourths (3/4) of all members elected to Council concurring:

SECTION I: That the cost and expense of the trimming, maintaining and planting of trees along the streets, alleys, ways and public places in the Village shall be paid by special assessments levied upon the lots and lands within the Village, excluding tax exempt property.

SECTION II. Said special assessment shall be Twenty-Two Thousand Dollars (\$22,000.00), and shall be payable annually in two equal installments during the period of the assessment; that said assessments are hereby levied on all the lots and lands in the Village of North Baltimore, excluding tax exempt property, for the year 2025. The Finance Officer is authorized and directed to certify the same to the County Auditor of Wood County, Ohio to be collected as other taxes are collected and paid.

Passed in Council this 9th day of September 2025.

VOTE ON FINAL ADOPTION
YEAS _____ NAYS _____

ADOPTED AND APPROVED this 9th day of September 2025.

Dee Hefner, President of Council

Aaron Patterson, Mayor

Attest:

Becky Walter, Clerk-Treasurer

1st Reading: August 12, 2025
2nd Reading: September 2, 2025
Final Reading: September 9, 2025
Effective Date: September 9, 2025

VILLAGE OF NORTH BALTIMORE, WOOD COUNTY, OHIO

ORDINANCE NO. 2025-26

**AN ORDINANCE APPROVING THE TRANSFER OF FUNDS APPROPRIATED FOR
THE FISCAL YEAR ENDING DECEMBER 31, 2025**

WHEREAS, it is necessary to make transfers now currently appropriated in the Annual Appropriation Ordinance for 2025;

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

SECTION I: That to provide for necessary expenditures of the Village of North Baltimore ending December 31, 2025, the following transfer of funds are hereby approved:

From: 1000 GENERAL FUND

1000-910-910-0000 TRANSFERS TO EMS CAPITAL \$71,424.96

To: 4905 EMS CAPITAL FUND

4905-931-0000 TRANSFERS IN \$71,424.96

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 9th day of September, 2025.

Dee Hefner, President of Council

Aaron Patterson, Mayor

Attest:

Becky Walter, Clerk-Treasurer

VILLAGE OF NORTH BALTIMORE, WOOD COUNTY, OHIO

ORDINANCE NO. 2025 – 18

**AN ORDINANCE ESTABLISHING A NORTH BALTIMORE DESIGNATED OUTDOOR
REFRESHMENT AREA (DORA) AND DECLARING AN EMERGENCY**

WHEREAS, Ohio Revised Code §4301.82 permits creation of a Designated Outdoor Refreshment Area (DORA); and

WHEREAS, the Village Administrator has submitted an application to establish a DORA; and

WHEREAS, the DORA will allow qualified permit holders to sell alcoholic beverages in official DORA cups for consumption within the area; and

WHEREAS, state approval from the Ohio Division of Liquor Control is required before the DORA takes effect; and

WHEREAS, the Village will host a community festival on September 20, 2025, making it necessary to adopt this ordinance immediately to allow time for state review and approval;

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

SECTION 1. A DORA is hereby created encompassing: 100 North Main Street through 130 South Main Street; east and west along Broadway including 111 East Broadway; and the sidewalk on West Broadway abutting 127 and 205 North Main Street. The boundaries, map, and plan of operation are as set forth in the application attached as Exhibit A.

SECTION 2. All uses within the DORA are zoned B-3 Central Business District and conform to the Village zoning plan.

SECTION 3. Public health and safety measures include:

- A) Signage:** At least four (4) boundary signs.
- B) Staffing:** 1–2 police officers on duty during DORA hours.
- C) Hours:** 11:00 a.m.–11:00 p.m., Monday–Saturday.
- D) Sanitation:** Trash removal by Public Works or a contracted provider. Ten permanent receptacles are in the DORA area. Streets are swept April–November, first and third weeks, or as needed.

SECTION 4. In five (5) years Council shall review the DORA and either continue or dissolve it by ordinance.

SECTION 5. (Emergency). This Ordinance is declared an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare, in order to secure timely state approval in advance of the September 20, 2025 festival. Accordingly, this Ordinance shall take effect immediately upon its passage and approval.

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

PASSED by the Council of the Village of North Baltimore, Ohio, this _____ day of _____, 2025.

Dee Hefner, President of Council

Aaron Patterson, Mayor

Attest:

Becky Walter, Clerk-Treasurer

Exhibit A: DORA Application

Boundaries Map



Boundary Descriptions

Wood County
 Village of North Baltimore
 North Baltimore DORA
 September 1, 2025

Street Boundary Listing

Street Name	Range	Even/Odd
N. Main Street	100-235	Even & Odd
N. Main Street	127	Odd
N. Main Street	205	Odd
S. Main Street	101-130	Even & Odd
E. Broadway Street	111	Odd
W. Broadway Street	N/A	N/A
Walnut Street	N/A	N/A

Note: 127 North Main Street and 205 North Main Street are located at intersection between West Broadway Street and North Main Street. They abut the sidewalk of West Broadway Street, which is encapsulated within DORA boundaries.

Note: The Crosswalks at the intersection of North Main Street and Walnut Street is included in the DORA, but no properties on Walnut Street are within DORA boundaries.

Acreage

The Village of North Baltimore maintains a population of approximately 3,751 and contains 2.50 square miles within its limits. The DORA will encompass approximately 3.30 acres meeting all requirements outlined per O.R.C § 4301.82(B).



Signage

The Village of North Baltimore will place signs indicating the beginning/end of the DORA to inform residents that alcohol is prohibited outside of the zone. Approximately 20 signs will be placed at boundary points.

Final appearance of signage may vary slightly from this mockup.

**You are now leaving the
North Baltimore
Designated Outdoor
Refreshment Area**



**No alcohol
beyond this point**

Land Use & Zoning

The DORA is located on land zoned for B-3 Central Business District. Provisions for B-3 Central Business District are in Section 1127.08 of the Village's Codified Ordinances.

(a) Purpose. This district has been established to accommodate those commercial, financial, personal, professional, public, and semipublic activities which benefit from the central location and relatively more intensive use of the land area.

(b) Principally permitted uses. The following list exemplifies the uses that are principally permitted in the B-3 District. Information regarding required zoning certificates can be found in chapter 1107 et seq.

- (1) Automobile sales.
- (2) Automotive repair garages.
- (3) Banks and financial institutions.
- (4) Boarding houses and rooming houses.
- (5) Business, wholesale.
- (6) Clinics.
- (7) Clubs and lodges
- (8) Commercial, business, or technical schools.
- (9) Commercial entertainment facilities.
- (10) Drive-through commercial uses.
- (11) Educational institutions.
- (12) General businesses.
- (13) Hotels and motels.
- (14) Laundromats.
- (15) Multiple-family structures and condominiums, provided that any structure also containing nonresidential uses provide a separate passageway from the building entrance and parking areas to dwelling units subject to the requirements of R-3 District for minimum residential floor areas and off-street parking.
- (16) Parking facilities, public garages, and commercial storage.
- (17) Printing and publishing activities.
- (18) Professional activities, personal services, and business services.
- (19) Public, semipublic, and institutional uses.
- (20) Restaurants.
- (21) Restricted recreational facilities.
- (22) Social activities.
- (23) Warehouses.
- (24) Worship centers.

(c) Conditionally permitted uses. The following list exemplifies the uses that are conditionally permitted in the B-3 District. Information regarding conditional use permit can be found in chapter 1107 et seq.

- (1) Mortuaries.
- (2) Service stations subject to section 1125.09(b)(2).

(d) Lot requirements.

- (1) Minimum lot area to be determined by lot, building, yard, and other requirements.
- (2) Minimum lot width, none.

(e) Yard requirements.

- (1) Minimum front yard, none; however, no door shall be constructed to obstruct pedestrian traffic or project beyond the property line when opened.
- (2) Minimum side yard, none required except for side yards adjoining residential districts which shall require ten feet.
- (3) Minimum rear yard, 15 feet.

(f) Building requirements.

- (1) Maximum height none.
- (2) Minimum floor area ratio for the building in which the activity is housed, 3.0.

(g) Other requirements.

- (1) Parking, governed by chapter 1131.
- (2) Performance standards, governed by chapter 1135 and OBBC.
- (3) Signs, governed by chapter 1133.
- (4) Fencing, governed by section 1125.04.
- (5) Swimming pools, governed by section 1125.05 et seq.
- (6) Canopy structures, governed by section 1125.09(b)(3).

Land Use Zoning Map



Nature of Establishments

Company	Address	Company Type
Whistle Stop Pizza Pub & Grill	100 N. Main St	Food & Beverage
The Fraternal Order of Eagles	140 N. Main St	Food & Beverage
Ten Pins Lanes & Lounge	121 S. Main St	Food & Beverage
Mak & Ali's Pizza	127 S. Main St	Food & Beverage
Daily Queen	130 S. Main St	Food & Beverage
Sage Intentions	106 N. Main St	Retail
Anointed Iron Antiques & Thrifts	126 N. Main St	Retail
Garden Cottage Emporium	128 N. Main St	Retail
Secondhand Resale Store	129 N. Main St	Retail
Virginia Motion Pictures	119 N. Main St	Entertainment
Main Street Dental	104 N. Main St	Services
Cyber Solutions	106 N. Main St.	Services
LO8 Salon	108 N. Main St	Services
North Baltimore Physical Therapy	113 N. Main St.	Services
Bubbles Grooming Salon	116 N. Main St.	Services
Gerdeman Insurance Agency	121 N. Main St	Services
Huntington Bank	141 N. Main St	Services
Millstream Area Credit Union	214 N. Main St	Services
Rosie Ray Salon	125 S. Main St	Services
Village of North Baltimore Administrative Office	205 N. Main St	Public
North Baltimore Ohio Area Historical Society	229 N. Main St	Public
North Baltimore Public Library	230 N. Main St	Public

Liquor Establishments

Section 4301.82(D)(2) states that a DORA must include at least two qualified permit holders. At the time of this application, the following businesses have committed to adding a DORA designation.

Note that adding DORA designations to a liquor license does not require that this DORA application be resubmitted as long as the business is within the approved DORA footprint and receives approval from the State of Ohio.

Establishment Name	Address	Permit Type	Permit Number	Permit Name
Whistle Stop Pizza Pub & Grill	100 N. Main Street	D1, D2, D3, D3A, D6	13767340005	CGBAR LLC
Fraternal Order of Eagles	140 N. Main Street	D4	4343362	John W Sterling FOE AERIE2633 North Baltimore Ohio Inc
Ten Pins Lanes & Lounge	121 S. Main Street	D5	6441315	North Baltimore Ten Pins Inc

Hours of Operation

The DORA shall be in effect year-round with no scheduled suspension dates.

Hours of operation shall be:

Monday-Saturday: 11:00AM-11:00PM

*Note that the last sales shall occur no later than 10:30PM and all cups must be disposed of by 11:00PM

Public Safety Plan

The Village of North Baltimore will ensure that regular patrol and monitoring of the DORA will occur. The patrol of the area shall be tailored to be adequate and sufficient for public safety. The Police Division has adequate staffing to engage in random patrols within the downtown area at any given time. 1-2 officers will be available to patrol the area at any given time.

This security plan will be reviewed on an ongoing basis. It may be updated with the coordination and approval of the Municipal Administrator and the City Council with assistance and recommendations of the Chief of Police.

If it is determined by the Village Administrator or Chief of Police that additional security is needed in the designated DORA area, the Village reserves the right to suspend operation of the DORA until the situation is resolved. Suspension of the DORA under this provision will be communicated to the community and participating vendors via press release and social media notifications.

Sanitation

Trash Receptacles

Several trash receptacles have been placed along the proposed DORA route located along main street. Approximately 10 receptacles are currently in DORA boundaries. These units are regularly emptied by employees of the Department of Public Works.

Dumpster Service

If necessary, additional dumpster services will be provided by local contractors to ensure all DORA related refuse is disposed of properly

Proposed Rules for North Baltimore DORA

ORC 4301.62(C)(7)(a)

A person may have in a person's possession an opened container of beer, wine or intoxicating liquor at an outdoor location within an outdoor refreshment area created under section 4301.82 of the Revised Code if the opened container of beer or intoxicating liquor was purchased from an A-1, A-1-A, A-1c, A-2, A-2f, D class, or F class permit holder to which both of the following apply:

The permit holder's premises is located within the outdoor refreshment area.

The permit held by the permit holder has an outdoor refreshment area designation.

ORC 4301.62(C)(7)(b)

Outdoor Refreshment Area participants may NOT:

Enter the premises of an establishment within an outdoor refreshment area while possessing an opened container of beer or intoxicating liquor acquired elsewhere.

Possess an opened container of beer or intoxicated liquor while being in or on a motor vehicle within an outdoor refreshment area except as permitted for commercial quadricycles regulated elsewhere by municipal code.

Regulations specific to the North Baltimore Designated Refreshment Area:

All beer, wine, or intoxicating liquor must be contained in the official cup of the DORA

Only one (1) Official cup will be permitted at a time per DORA participant.

All DORA beverages must be served in a new, unused Official cup.

Used Official Cups must be disposed of before entering any establishment that serves alcohol in the DORA.

Private property owners reserve the right to prohibit the consumption of alcohol on their property.

Assumption of good behavior by DORA participants. DORA participants are expected to follow all the rules of the DORA and maintain a decorum of good behavior, free of public drunkenness, property destruction, or any action that disrupts the enjoyment of another participant or disrupts any establishment, property owner, resident, visitor, passerby or patron within the DORA.

All other laws and ordinances of the Village of North Baltimore shall be followed.

VILLAGE OF NORTH BALTIMORE, WOOD COUNTY, OHIO

ORDINANCE NO. 2025 – 15

AN ORDINANCE AUTHORIZING THE VILLAGE ADMINISTRATOR TO PURCHASE PROPERTY OWNED BY NOMAD PROPERTIES LLC (TONY AND LAURA DAMON), AND DECLARING AN EMERGENCY

WHEREAS, the Village Council desires to acquire certain real estate owned by Nomad Properties LLC, whose members are Tony and Laura Damon, for public purposes; and

WHEREAS, it is necessary to authorize the Village Administrator to act on behalf of the Village in completing this purchase; and

WHEREAS, time is of the essence because the property owners may rescind their offer or sell to another buyer, and prompt acquisition is needed to protect the Village's financial interests;

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

SECTION 1. The Village Administrator is authorized and directed to enter into a purchase agreement with Nomad Properties LLC and to execute all documents necessary to acquire the following parcels: F23-310-350224001000, F23-310-350224002000, F23-310-350224003000, F23-310-350224004000, F23-310-350224005000, F23-310-350224006000, and F23-310-350224007000.

These parcels are generally depicted in Exhibit A. The total purchase price shall be \$119,500, plus legal fees payable to Sunderman & Rode (approx. \$1,365), and all customary closing costs, including title insurance, recording fees, and prorated taxes.

SECTION 2. The Village Administrator is further authorized to take all steps and execute all additional documents necessary to complete the transaction.

SECTION 3. Funds for this purchase shall be drawn from the General Fund, as certified by the Financial Officer.

SECTION 4. All actions relative to this Ordinance were taken in an open meeting, and all deliberations were conducted in compliance with Ohio law, including Section 121.22 of the Revised Code.

SECTION 5. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare, in order to protect the Village's financial interests by securing the property at the agreed purchase price and avoiding the risk of increased costs or loss of the property to another buyer. Accordingly, this Ordinance shall take effect immediately upon passage if approved by two-thirds of the members of Council. If the emergency clause does not receive the required vote, this Ordinance shall nonetheless take effect thirty (30) days after passage.

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

PASSED by the Council of the Village of North Baltimore, Ohio, this _____ day of _____, 2025.

Dee Hefner, President of Council

Aaron Patterson, Mayor

Attest:

Becky Walter, Clerk-Treasurer

Exhibit A – Aerial View of property.



FINANCIAL OFFICER CERTIFICATE

State of Ohio, County of Wood

I certify that the amount of \$119,500, plus approximately \$1,365 in legal fees and all usual and customary costs associated with the transfer of real estate, required to meet the obligation of the Village under Ordinance No. 2025-15, has been lawfully appropriated and is in the treasury or in the process of collection to the credit of the General Fund, free from any previous encumbrances.

Date: _____

**Matthew Clouse
Financial Officer
Village of North Baltimore, Wood County, Ohio**

First Reading: July 8, 2024
Second Reading: August 12, 2025
Third Reading: September 2, 2025
Effective Date: October 2, 2025

Item 3.

VILLAGE OF NORTH BALTIMORE, WOOD COUNTY, OHIO

ORDINANCE NO. 2025 – 16

AN ORDINANCE REPEALING SECTION 513.16 OF THE CODIFIED ORDINANCES OF THE VILLAGE OF NORTH BALTIMORE, OHIO, RELATING TO ADULT USE CANNABIS OPERATORS.

WHEREAS, the Village Council previously enacted Ordinance No. 2024-03 to prohibit adult use cannabis operators within the Village; and

WHEREAS, the Council now finds it appropriate to remove said prohibition and permit such businesses to operate in accordance with state law;

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

SECTION 1. Section 513.16 of the Codified Ordinances of the Village of North Baltimore, entitled "Adult Use Cannabis Operators," is hereby repealed in its entirety.

SECTION 2. Following this repeal, adult use cannabis businesses may operate within the Village in accordance with Chapter 3780 of the Ohio Revised Code and all other applicable state regulations.

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 of Council and that all deliberations of the Council and any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements of the State of Ohio.

SECTION 4. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

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

PASSED by the Council of the Village of North Baltimore, Ohio, this 2nd day of September, 2025.

Dee Hefner, President of Council

Aaron Patterson, Mayor

Attest:

Becky Walter, Clerk-Treasurer