

# COUNCIL OF THE VILLAGE OF FORT LORAMIE

## REGULAR SESSION

April 27, 2026

The Village of Fort Loramie convened in regular session from 8:00 P.M. to 10:30 P.M. at 14 Elm St, Fort Loramie OH. Matt Hoying - Mayor called the meeting to order with the following members and guests present:

Mr. Matt Hoying (Mayor)	Present	Mr. Chris Boeke	Present
Mr. Ryan Simom	Present	Mr. Tyler Magoto	Present
Mrs. Hilary Brandewie	Present	Mr. Aaron Ritter	Present
Mrs. Courtney Prueter	Present		

**EMPLOYEES:** Jennifer Frilling, Nathan Brown (Police Chief), Tisha Wannemacher

**GUESTS:** Luke Hemmelgarn (Choice One), Dan Holland (Fort Loramie School), Craig Bergman (VOFL Utility), Paula Barhorst, Dave Aselage

**SOLICITOR:** Bill Zimmerman Jr.

**Approval of Minutes:** A motion was made by Hilary Brandewie and seconded by Ryan Simon to accept the minutes of the March 23, 2026 meeting as presented. To this motion all members present voted aye. Motion carried.

**Approval of Bill:** A motion was made by Aaron Ritter and seconded by Courtney Prueter to authorize the Fiscal Officer to pay the bills as presented in the amount of \$169,514.87. To this motion all members present voted aye. Motion Carried. \*Tyler did have a question on the Allen County curbside pick up and also was curious on the credit card bill amount. Tisha informed the Allen County bill is for the recycling pick up to the Solid Waste District. As for the Credit card there was a collaboration of purchase of lodging and meals for meetings and trainings, office supplies, park equipment rental. Hilary wanted to know if there is always a review of the bill, she was told that receipts have to be turned in and match the statement. The credit card amount was paid 2 times between meetings explaining reason for higher balance paid.

**Excuse Absent Councilmen – None**

**Acceptance of Pay Ins:** A motion was made by Hilary Brandewie and seconded by Chris Boeke to accept the pay ins as presented in the amount of \$465,781.00. To this motion all members present voted aye. Motion Carried.

### Committee Reports:

**Finance:** No meeting this past month. The total income tax receipts for March 2026 were \$187,093.19 which is down from \$43,537.21 or down 32.1% from March 2025. As of April 23, 2026, the total income tax receipts for April are \$156,521.70 which is down \$98,852.81 or a decrease of 26.1% from end of April 2025 with 4 days of collections remaining.

The budgeted income tax amount for 2026 is \$1,600,00.00.

Total income tax for the year to date – 2026 is	\$601,727.94
Total Income Tax for 2025	<u>\$1,786,794.27</u>
	(\$1,185,066.33)

Ryan inquired whether we have any specific insight into what may be driving the decrease in totals, as business activity appears to be relatively consistent. At this time, we do not have a clear explanation. Jennifer stated she has considered requesting a comparative report from last year to this year from Angela Brown at the City of St Mary's, as they administer our income tax collections. Currently, we only receive the deposited amounts and do not have access to a detailed breakdown of receipts. Jennifer also said it is possible that some businesses make quarterly tax payments, so the variance could be related to timing—such as delayed or late payments. That said, the difference is notable, with a 4% decrease in April and a 31% decrease in March. Given that there have been no significant business changes within the community, this level of fluctuation is unexpected. Jennifer will reach out to Angela to see if she can provide any additional insight.

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**Police & Safety:** There was no meeting held last month. Nate did circulate a summary from a recent training earlier today. We have hired a new part-time officer, Colton Pohlman, who is an April graduate of the Wright State–Lake Campus Police Academy. As noted in Jenny’s report, we continue to monitor the Greenback and Monterey areas due to ongoing concerns with speeding and youth activity. With summer approaching, we anticipate these issues may increase and will continue proactive enforcement and public outreach. The department is also working through the details of replacing the 2015 police cruiser. In addition, officers continue to engage with the community through education and outreach efforts, including communication via social media and interaction with residents regarding traffic safety and compliance with roadway laws. There was also discussion regarding e-bikes. Current state regulations are limited, with only general classifications, age guidelines, and minimal safety requirements. Concerns were raised about their speed and quiet operation, which can create safety challenges for both drivers and pedestrians. We will continue to monitor this issue and provide reminders that all traffic laws apply to e-bikes. A report was shared of speeding and reckless driving activity observed last Wednesday evening around 9:00 PM near Park Street. While no formal complaints were received, the department will continue to monitor the area.

**Parks:** The Parks Committee reported that no meeting was held last month. General Park maintenance is underway for the season, including mowing all parks as needed and spraying weeds. The Paula Barhorst tree stump, which was from the donated Christmas tree used during the December Chamber event, has been removed and the area filled with topsoil. The new Kubota UTV was sent to PSG for Village of Fort Loramie decals. Drinking fountains have been turned on and are operational for the season.

At **Redskin Memorial Park**, restrooms have been opened. The pavilion was power washed and cleaned in preparation for the upcoming graduation party season. Scoreboards have been connected. The outfields have been aerated, with remaining areas of the park still to be completed. Compost has been applied to the outfields. The diamonds have been dragged, bases installed, and foul lines painted. New rubber feet were installed on pavilion tables to prevent rust marks on the floor. Seasonal shades have been put up. Pitching mounds and bases were reinstalled on the Community and Hometown fields following improvements completed last year. Adam met with the Mercer Group in March to obtain quotes for adding dirt and laser grading the two south diamonds. The quotes received were \$21,226.90 for Jared Hoying Field and \$16,437.80 for Bean Field. The Youth League Committee met in April and is expected to provide input following their tournament scheduled for May 28–31 regarding any potential contribution toward the project. The Village currently has \$15,500 budgeted for this work.

The **Story Walk** Project in partnership with the Fort Loramie Library remains in progress. The Shelby County Libraries have applied for a grant through the Community Foundation of Shelby County, with award announcements expected in late April.

At **Youth Park**, restrooms have been opened and scoreboards are operational. The ball diamonds have been edged, dragged, and prepared with new dirt and field conditioner, and foul lines have been painted. The Park has been rolled and aerated. Work on court lighting continues, with basketball courts completed and three pickleball court poles remaining.

An update was received from Kent Shaner of Shinn Brothers, including a report from Colas Group regarding asphalt samples taken from the pickleball courts. Communication is ongoing, as repairs will be needed. The Village has also contacted Taylor Painting regarding sealing and striping the Herman Street parking lot prior to Liberty Days, pending scheduling availability.

Planning for new playground equipment is ongoing. Renderings from three vendors will be compiled and shared, with the project anticipated for 2027. A Community Project Application requesting \$625,000 was submitted on March 12, 2026, to the 136th General Assembly Capital Budget. Updates are expected in late June.

There was no report for **Canal Park**.

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At **Heritage Park and Canal Plaza**, foundations have been completed. Work has also been done to install water service for irrigation at Heritage Park, including setting a catch basin and coordinating with contractors to bore a water line under the curb and roadway.

**Streets:** The Streets Committee reported that no meeting was held last month. All current activities and updates related to street operations are to be covered under Old Business along with project updates.

**Planning:** The Planning Commission reported that no meeting was held last month. Efforts are underway to schedule a meeting within the next one to two weeks, which will include zoning-related topics. The Commission is currently awaiting receipt of the required mylars for the Rapid and Lakeside developments. Once received, staff will coordinate with both developers and proceed with scheduling the Planning Commission meeting. Follow-up with the developers is planned for this week to confirm next steps.

### **Public Comments / Guest Remarks:**

Dan Holland, representing Fort Loramie Schools, addressed Council regarding the Elm Street Project and expressed appreciation for the continued collaboration between the Village and the school district. Mr. Holland recognized several Village employees for their outstanding communication, support, and involvement in school operations and traffic management. He specifically thanked Officer Johnson and the Police Chief for their consistent presence, proactive engagement, and efforts to ensure student safety, particularly during bus arrival and dismissal times. He noted their willingness to walk the school grounds, communicate with staff, and assist in identifying additional safety needs. Mr. Holland also acknowledged Jenny and Craig for their excellent communication and coordination with the school. He highlighted their assistance in managing traffic flow along Elm Street, particularly during high-volume student drop-off and pick-up times, and their responsiveness as the district prepares for upcoming changes in curbside dismissal procedures. He emphasized that the teamwork and cooperation between the Village and the school have contributed significantly to maintaining safe and efficient operations for students, staff, and bus drivers. Mr. Holland concluded by expressing the school's appreciation for the Village's employees and their continued dedication to supporting Fort Loramie Schools.

Paula Barhorst and Dave Aselage addressed Council regarding the condition of the neighboring property located on West Main Street (commonly referred to as the "white house/duplex property"). They expressed concern that the property has been in deteriorating condition for several years and has been condemned for over a year. Additional concerns were raised regarding ongoing maintenance issues, including siding damage, structural deterioration, and safety hazards such as falling limbs and unsecured areas. The property has also required periodic Village mowing and maintenance. Village staff reported ongoing difficulty in contacting the property owner, Ryan Smith. Emails have been returned as undeliverable, certified mail has gone unclaimed, and phone messages have not been returned. Attempts have also been made to reach out through other listed contacts, without success. Utility billing continues through automatic withdrawal; however, other communications have not been effective. It was noted that zoning violations have been issued and continue to accumulate on a per-day basis, including issues such as broken windows and general property maintenance violations. Estimates of accumulated violations were discussed, though exact current totals were not confirmed. Invoices have been issued for Village mowing and maintenance, but collection has not been successful. Discussion was held regarding potential next steps, including continued violation assessment, possible escalation of enforcement action, and legal remedies such as foreclosure or further condemnation proceedings. It was noted that portions of the property are already condemned, while other units on the same parcel have not been included in the condemnation order. Concerns were also raised about public safety, property deterioration, and the impact on the surrounding neighborhood. Staff indicated that the matter will be reviewed further with legal counsel to determine appropriate next steps, including coordination with the health department, zoning enforcement, and potential escalation of action. The matter will remain ongoing, and staff will

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continue efforts to contact the property owner and pursue enforcement options as permitted under applicable regulations. A concern was raised regarding a tree located on the West Main Street property, which recently dropped a branch onto spouting of the garage adjacent residential property owned by Paula Barhorst. concern was expressed that additional falling limbs could pose a risk to nearby structures, including garages and homes. It was noted that the tree appears to be significantly deteriorated and potentially dead, raising further safety concerns given its proximity to neighboring properties. Discussion was held regarding potential enforcement options. It was noted that addressing the issue would likely require formal notification to the property owner and adherence to due process, including inspection, violation notice, and opportunity for compliance. If the property owner does not respond or take corrective action, legal remedies may need to be pursued. Staff indicated that due to the proximity of the hazard to neighboring properties, further review of available legal and enforcement options will be necessary, potentially including consultation with legal counsel and/or the appropriate county departments. The matter will be reviewed further to determine the appropriate next steps.

Hilary Brandewie reported concerns raised by neighboring residents regarding a rental property located on Greenback Street, owned by Joe Schmiesing. The neighbors indicated that the property is not being properly maintained, specifically noting that the lawn is not regularly mowed and has become an ongoing nuisance and eyesore. It was also noted that seasonal decorations remain in place for extended periods, contributing to the overall appearance concerns. The neighbors have reportedly been maintaining portions of the property themselves due to the condition of the yard. They inquired about what enforcement options or actions are available through the Village. Staff explained that enforcement would follow standard zoning violation procedures. The property would need to be in violation of established maintenance standards (typically when vegetation reaches a height threshold of approximately 10–12 inches). Once a violation is confirmed, a formal notice would be issued to the property owner providing a specified timeframe to correct the issue. If the violation is not corrected, the Village may proceed with abatement, including mowing, and the costs may be assessed to the property owner. It was noted that action cannot be taken proactively without a documented violation.

**Old Business:** Jennifer provided project updates, noting that most items were also included in her status report.

**Weigandt Development:** Plans have been approved by Choice One Engineering. The Village will notify Choice One once the updated title sheet (Mylar) is received from Cozatt/Weigandt for signature following Planning Commission approval. The Mylar has not yet been received; therefore, a Planning Commission meeting cannot be scheduled at this time.

**Rapid Development:** Plans have also been approved by Choice One Engineering. The Village will notify Choice One once the updated title sheet (Mylar) is received from Access or Rapid for signature following Planning Commission approval. The Mylar has not yet been received; therefore, a Planning Commission meeting cannot be scheduled at this time. Rapid Development has indicated intent to begin earthwork this fall following crop removal.

**Elm Street Project:** Work on Elm Street continues to progress. Storm sewer installation has been completed, and crews are preparing for curb and gutter work, which is scheduled to begin as weather permits. A guy wire issue was identified and referred to Gage Ryan for correction, along with a low-hanging wire on Greenback Road. He indicated both items will be addressed. An additional concern was identified in the vicinity of the gas line near Clayton Schafer's property. A replacement metal cover plate is being installed, with estimated costs between \$300–\$400, selected for durability due to traffic wear. A preconstruction meeting with ODOT is scheduled for Wednesday to review countywide paving projects, including Routes 705 and 362. Elm Street remains on schedule for completion within the construction season. Work will continue with curb, sidewalk, and approach installation on the south side, followed by the north side. Coordination with the school and residents will continue throughout construction.

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**Walnut Street & Alley Repaving:** Walnut Street and the rear alley behind Village facilities will be bid out. Bids will be accepted until the 27th, with advertising expected for approximately three weeks prior to bid opening.

**Industrial Park Expansion:** Curbing and underground utilities are complete. Asphalt paving is scheduled for the week of May 4th. Final grading, seeding, and restoration will follow paving. Minor settlement and turf restoration issues have been addressed by the contractor. Discussion was held regarding installation of utility poles and fire hydrants, which will occur following completion of roadway paving. Materials are standard and available for timely installation.

**Public Works / Utilities Discussion – Light Pole, Hydrant, and Water Issues:** It was asked whether the light pole that was damaged several months ago had been ordered for replacement. Staff indicated there was a communication error regarding the order. The pole had not been properly ordered as initially believed. It was noted the replacement is being sourced through MESCO, with an estimated lead time of approximately 14 weeks. Discussion also included ongoing utility maintenance issues. Staff reported continued difficulty with a fire hydrant repair, noting the base valve is stuck and cannot be loosened using standard tools. Multiple attempts have been made using available equipment, and assistance has been requested from a manufacturer representative for guidance. As a last resort, excavation may be required; however, staff is attempting to avoid that due to the complexity and depth of the installation. It was also noted that a water line issue on Greenback Road has been addressed. Additional work remains pending on internal hydrant components once parts are received. Staff further discussed a suspected underground water leak that has not yet been fully located. It was noted that locating and repairing the leak may require significant excavation, potentially impacting roadway access and nearby residents. Staff indicated they are prioritizing other urgent work before initiating a full investigation to minimize disruption and avoid unnecessary street excavation unless required. Reference was made to prior similar water line issues encountered on Park Street, where the leak location required extensive excavation beyond initial expectations.

A concern was raised regarding sidewalk conditions within the Rapid Development construction area, specifically that dirt and construction debris are present across portions of the sidewalk, with cones being used to mark the affected area. It was noted that the cones appear to be in place to direct pedestrian traffic around areas being used for construction equipment access and movement. Staff indicated that this is a temporary condition associated with ongoing construction activity. Discussion was held regarding pedestrian accessibility, particularly for individuals with mobility concerns who may need to navigate around the impacted area. Staff acknowledged the concern and noted that construction sites are typically required to maintain safe pedestrian access and appropriate warning measures during active work.

**Park Street:** All but 2 Assessments have been collected. The 2 not paid elected to have the amount added to their property taxes.

**Heritage Park & Canal Plaza:** Construction at Heritage Park and Canal Plaza continues to progress. Foundations are complete at both sites, and overall project work remains on schedule. During construction, it was discovered that a previously existing water service for irrigation was not located following demolition of the Turner House several years ago. As a result, the Village authorized Ruhenkamp Boring & Trenching to install a new water service and tap. The cost for this work was approximately \$645, which will be paid by the Village due to the original service not being properly located or retained during prior utility work. Construction meetings are being held bi-weekly, and coordination with contractors continues. The project remains generally on track for substantial completion by the end of May, with some decorative and specialty features (including etched wall elements) potentially installed at a later date due to fabrication timelines. The Park design includes a recirculating water feature system with pumps and mechanical components owned and maintained by the Village. Staff noted that routine maintenance and water treatment will be required for ongoing operation. The design has been modified to reduce grass areas, with much of the space consisting of hardscape, landscaping rock, and sidewalks for reduced maintenance. Curbing will define the park boundaries, including the east and south sides, fully enclosing the park area. Coordination with adjacent

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property owners continues regarding elevations, drainage, and potential future improvements. Timing of adjacent private improvements may depend on funding availability. Parking for the project area will be limited, with overflow parking directed to Canal Park.

**Zoning:** Staff reported plans to schedule a meeting in mid-May to begin review and discussion of potential zoning code amendments. Further details, including meeting date and agenda items, will be provided once finalized.

**Community Reinvestment Area (CRA):** Staff reported that the Village has received approval/designation for the Community Reinvestment Area (CRA). The next step is to establish the necessary application forms and procedures for residents and/or property owners to apply for available CRA incentives. Staff will follow up on the required documentation and program implementation steps.

### **New Business:**

#### **Pay Application #3 – Hohenbrink Excavating LLC**

Pay Application #3 for the Elm Street Improvement Project, for work completed 03/03/26–04/01/26, in the amount of \$223,947.41. A motion was made by Chris Boeke and seconded by Courtney Pruetter to pay Hohenbrink. To this motion all members present voted aye. Motion carried.

#### **Pay Application #3 – Tom’s Construction, Inc.**

Pay Application #3 for the Industrial Park Expansion Project, for work completed 04/01/26–04/22/26, in the amount of \$126,800.83. A motion was made by Tyler Magoto and seconded by Aaron Ritter to pay Tom’s Construction. To this motion all members present voted aye. Motion carried.

#### **Pay Application #1 – Westerheide Construction Co.**

Pay Application #1 for the Heritage & Canal Plazas Project, for work completed through 03/31/26, in the amount of \$73,178.64. The Village will be reimbursed through a grant received by the GHD Committee. A motion was made by Ryan Simon and seconded by Tyler Magoto to pay Westerheide Construction. To this motion all members present voted aye. Motion carried.

#### **Lease Agreement – Fort Loramie Athletic Boosters (Liberty Days Festival)**

Follow-up was provided regarding the lease agreement. Final edits are being completed to ensure proper legal naming and authorized signatures prior to execution.

**Zoning Board of Appeals Appointment:** Ted Daniels submitted his resignation from the Zoning Board of Appeals, where he served as Chairperson, creating a vacancy on the Board and for the Chair position. It was noted that Randy Ahlers had previously expressed interest in serving should a vacancy occur, and he was recommended for appointment. Council discussed the appointment of Randy Ahlers to the Zoning Board of Appeals, including service as Chairperson. A motion was made by Ryan Simon and seconded by Aaron Ritter to appoint Randy Ahlers to the Zoning Board of Appeals and Chairperson. To this motion all members present voted aye. Motion carried.

Hillary Brandewie requested consideration of installing a “Little Free Library” on Village property. The unit is freestanding, portable, and would be maintained by her, including seasonal removal during winter. It operates on a “take a book, leave a book” basis. Discussion was held regarding possible placement at Community Park or Redskin Memorial Park. Concerns were noted regarding potential vandalism, misuse, and maintenance issues in higher-traffic park areas. It was suggested the gazebo area or other more visible locations may be preferable. Council was generally receptive to the concept, with final placement to be coordinated with the Village Administrator and Parks Department. The item will be evaluated further, with the option to relocate if issues arise.

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Matt: Reported that he meets or communicates weekly with Village Administrator Jenny and staff, with a standing monthly meeting held the week prior to Council meetings to review agenda items and ongoing matters. He also reported attending regional mayor meetings, which rotate throughout the county and provide opportunities to discuss community issues and share perspectives with other local officials. Matt serves on the Fire District Board, which is responsible for allocating and distributing funding received from state, county, and property tax sources to support the fire department. He noted the distinction between the Fire District Board and the Fire Department itself. He also serves on the Ambulance District Board, which functions similarly in overseeing funding distribution. Additionally, Matt reported participation on the Health Department Board and noted there are other boards he is assigned to that have not yet met.

It was asked about the condition of the two slides at Community Park, specifically the tube slide. Staff confirmed there are cracks and maintenance concerns. Replacement parts have been ordered, and repairs are expected, with an estimated cost of approximately \$1,200. Temporary mitigation options were discussed, but full removal was not pursued due to the slide being a key feature of the park. Additional conversation was held regarding future playground equipment replacement. Preliminary estimates range from \$500,000 to \$750,000, which may include a reduced footprint but updated features.

Jenny informed Council that the Village annually receives notice from the Ohio Department of Commerce regarding the opportunity to file objections to the renewal of local retail liquor permits. She noted that while the Village has the authority to object, no objections have been made in the past.

### **Announcements:**

**Cleanup Day:** The Village cleanup is scheduled for **Saturday, May 2, 2026, from 8:00–10:00 AM.**

Craig will be there with equipment, and Adam will be out of town. Council members are encouraged to help if available. Volunteers, including local students, typically assist with unloading. Activity comes in waves, and two dumpsters were used last year. There was also discussion about possibly combining this event with a community shredding day in the future. This idea will be brought to the Chamber for consideration.

**Street Sweeping:** Street sweeping is scheduled for:

- June 30
- September 15

**Community Events:** Gazebo events are scheduled for June 5th and August 16th. Event planning is ongoing, with entertainment secured and additional details to be finalized.

### **Final Comments:**

Jennifer let Council know she will be on vacation next week. She also has the shirt order in and will let everyone know when we receive them.

Tisha just asked to get signatures.

Council expressed appreciation for the increased police presence on Monterey Drive. Positive feedback has been received from residents, particularly regarding the effectiveness of the speed sign.

**Executive Session:** Personnel

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A motion to go into executive session was made by Hilary Brandewie and seconded by Courtney Brandewie. To this motion all members present voted Aye. Motion Carried Executive session started at 9:18pm

A motion to exit executive session was made by Ryan Simon and seconded by Tyler Magoto. To this motion all members present voted Ayr. Motion Carried. Executive session ended at 10:25pm.

**Adjournment:**

As there was no further business, a motion to adjourn was made by Chris Boeke, seconded by Hilary Brandewie. To the roll call vote: Chris Boeke, aye, Hilary Brandewie, aye, Aaron Ritter, aye. Courtney Prueter, aye, Ryan Simon, aye and Tyler Magoto aye. Motion carried.

The meeting was adjourned until May 18, 2026 at 8:00 P.M. at 14 Elm St., Fort Loramie OH.

  
Mr. Matt Hoying, Mayor

  
Jennifer Frilling, Village Administrator

  
Tisha Wannemacher, Fiscal Officer

All formal actions of the Village of Fort Loramie Council concerning and relating to the adoption of resolutions and/or motions passed at this meeting were adopted in a meeting open to the public, in compliance with the law, including Section 121.22 of the Ohio Revised Code.