

COUNCIL OF THE VILLAGE OF FORT LORAMIE

REGULAR SESSION

June 22,2026

The Council of the Village Of Fort Loramie convened in regular session from 8:00 P.M. to 10:56 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, Brandon Johnson (Police Officer), Tisha Wannemacher

GUESTS: Luke Hemmelgarn (Choice One), Paula Barhorst, Dave Aselage, Todd Garret (Pioneer), Veronica Mertz (Evening Star)

SOLICITOR: Madison Brinkman

Approval of Minutes: A motion was made by Hilary Brandewie and seconded by Chris Boeke to accept the minutes of the May 18,2026 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 Tyler Magoto to authorize the Fiscal Officer to pay the bills as presented in the amount of \$719,309.93. To this motion all members present voted aye. Motion Carried.

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 \$217,847.37. To this motion all members present voted aye. Motion Carried.

Committee Reports:

Finance: No meeting this past month. The total income tax receipts for May 2026 were \$95,300.60 which is down from \$22,052.44 or down 17.6% from May 2025. As of June 19,2026, the total income tax receipts for June are \$130,069.84 which is down \$19,797.71 or a decrease of 11.3% from end of June 2025 with 7 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	\$852,202.92
Total Income Tax for 2025	<u>\$1,786,794.27</u>
	(\$934,591.35)

Police & Safety: There was no meeting held last month. Nate did circulate a summary of the call lists. Officer Brandon Johnson provided Council with an overview of the Village's Flock Safety Camera System in response to recent public concerns and media coverage surrounding the use of Flock cameras in other communities. Officer Johnson explained that the cameras were installed as a public safety tool to assist law enforcement by identifying stolen vehicles, locating missing or endangered persons, assisting with AMBER Alerts, and providing investigative leads during criminal investigations. He emphasized that the cameras are not used for speed enforcement, red-light enforcement, or general traffic monitoring, but instead capture license plate information, the time and location a vehicle passes a camera, and the direction of travel. Johnson shared several examples of how the system has benefited the Village, including assisting in the apprehension of individuals with active warrants, locating endangered adults, and aiding neighboring agencies in searches for missing persons. He explained that when a vehicle associated with an active law enforcement alert passes through one of Fort Loramie's cameras, authorized agencies receive an immediate notification, allowing officers to quickly determine the vehicle's location and direction of travel. Council discussed how this capability could be especially valuable in emergency situations involving missing or abducted children.

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Council members also discussed privacy concerns that have been raised by residents. Officer Johnson acknowledged those concerns while explaining that the Village uses the system solely for legitimate law enforcement purposes and that misuse of the system would violate department policy and could result in criminal penalties, similar to the misuse of other law enforcement databases. He explained that information is stored on Flock's secure cloud-based servers and that searches are conducted through the system rather than being stored on individual department computers. While the exact data retention period was not known during the discussion, it was noted that the Village follows Flock's established data storage policies. Discussion also included the Village's participation in the Flock network, which allows authorized law enforcement agencies to share alerts during investigations involving missing persons, stolen vehicles, or other public safety incidents. Officer Johnson noted that Fort Loramie currently operates five permanently installed cameras and one mobile camera, strategically placed to monitor the primary entrances into the Village. Council acknowledged the recent public concerns surrounding Flock cameras in other communities but agreed that, when used appropriately and within their intended purpose, the system provides significant public safety benefits for the Village. The discussion concluded with the understanding that the cameras remain an important investigative tool and that Council members should be prepared to answer questions from residents regarding the intended purpose and operation of the system.

Officer Brandon Johnson presented information regarding the increasing use of e-bikes, electric scooters, hoverboards, and other motorized mobility devices within the Village parks. Information was provided regarding Ohio's classifications for e-bikes and the applicable state regulations. Council discussed safety concerns related to the operation of these devices in areas with high pedestrian traffic, particularly during youth sporting events and other activities at Community Park, Youth Park, and Canal Park. Discussion included existing park signage, the need for consistent rules throughout all Village parks, and possible options such as designated parking areas, additional signage, and restrictions on operating motorized mobility devices in congested pedestrian areas. It was noted that any future enforcement would require clearly defined boundaries and consistent application. Council agreed that public education should be the initial approach before considering additional regulations. A consensus was reached to prepare a Facebook post encouraging parents and riders to keep e-bikes, scooters, hoverboards, and other motorized mobility devices out of high-pedestrian areas within the Village parks during organized events and to utilize designated parking or bike rack areas where available. Council will evaluate the effectiveness of the educational efforts before considering any future policy changes. No formal action was taken.

Council also discussed the possibility of offering an e-bike and scooter safety course or educational program in the future to help educate youth and parents on the safe operation of motorized mobility devices, applicable Ohio laws, and responsible use within the Village. Members expressed interest in exploring this opportunity as a proactive way to promote safety and increase public awareness as the popularity of these devices continues to grow.

Parks: The Parks Committee reported that no meeting was held last month. Jennifer sent out a status report of everything pertaining to parks as follows:

Routine maintenance continued throughout all Village parks, including weekly mowing and weed treatment.

Redskin Memorial Park: Randy Hoehne completed power washing of the pavilion floor and restrooms. Quotes were received from the Mercer Group for adding infield dirt and laser grading the two south baseball diamonds. The Village has budgeted \$15,500 for the project and is awaiting information from the Youth League Committee regarding a potential donation before determining the next steps. Adam approved the final bracket design for the Story Walk project in coordination with the Fort Loramie Library, and installation will proceed once materials are received.

Youth Park: Crack sealing and sealing/stripping of the Herman Street parking lot have been completed, with minor corrections to the basketball court striping underway. Work continues on the new court lighting, and preparations were completed for the Liberty Days celebration, including turf treatment and park maintenance. The Village

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remains in communication with Shinn Brothers regarding the pickleball courts following additional core samples. Planning for new playground equipment continues, with design renderings being reviewed. It was also reported that the Village has been awarded a \$100,000 Community Project Capital Budget grant toward the future playground project.

Canal Park: Staff assisted with setup and cleanup for the Chamber of Commerce gazebo event.

Heritage Plaza: Landscaping maintenance continues. Clock installation, soffit work, and electrical completion are scheduled, with project completion anticipated in early July pending installation of signage.

Canal Plaza: Barrier curb work is underway, with parking lot cleanup and irrigation installation to follow upon completion of the curb work.

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. Jennifer also had information in the status report as follows:

Crack Sealing -- we are on Taylor Paintings schedule. I text w/ Cory today and we will likely be seeing them in town mid-July to start with the miscellaneous streets throughout town (these have been determined by Craig). They will continue on it as they get free dates through October. They are hoping to do the State Route 66 crack sealing towards the end of July. Cory will work with myself & Craig on scheduling that as we need our guys for flagging.

The Village of Minster is on schedule to sweep our streets June 30 & September 15.

Limb pick continues to happen on the 1st & 3rd Mondays of each month. (Chipper is in process of being repaired & should, hopefully, be back up and running by the 1st Monday of July to get back onto the normal schedule.)

Planning: The Planning Commission reported that there was a meeting. Council reviewed and voted on four specific planning and zoning recommendations forwarded by the Planning Commission.

Wiegandt Subdivision Final Plat Approval - The Planning Commission and Village Engineers (Choice One Engineering) signed off on the final plat and plans for the Wiegandt Subdivision last week. The development will be constructed in two phases (commencing with 12 to 14 front lots first to secure funding before opening up phase two around the rear pond). The subdivision features a Homeowners Association (HOA) responsible for the maintenance and insurance of the retention pond, with estimated fees of approximately \$300 per household annually.

A motion to approve the final plat designs for the Wiegandt Subdivision. Was made by Hillary Brandewie and second by Courtney Prueter. To this motion all members present voted Aye. Motion Carried.

Rapid Development Front Yard Setback Variance - Rapid Development requested a variance to change the required front yard setback from 35 feet to 25 feet for their pending subdivision layout. The purpose is to allow residents larger backyards for structures, pools, and patios. Discussion noted that historical 35-foot limits often derived from mirroring regional cities like Sidney, while modern preferences favor larger rear yards. One objection was raised regarding 25-foot setbacks potentially leading to parked vehicles or equipment blocking sidewalks.

A motion to approve the requested 25-foot front yard setback variance for the pending Rapid Development subdivision design Was made by Chris Boeke and seconded by Ryan Simon. To this motion presented 5 members voted Aye 1 member voted Nay. Motion Carried.

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ZONING - Zoning Code Amendment progress – Planning Commission met 06/15/26. Made recommendation to add/update verbiage in zoning code regarding not allowing shipping containers & removing verbiage regarding metal siding in residential districts.

Zoning Amendment: Metal Siding on Accessory Structures - Council addressed historical zoning language that strictly prohibited metal siding on sheds and accessory structures in residential zones, which has caused significant enforcement friction. While originally implemented years ago to prevent rusted, poorly built tin kits from damaging neighboring property, modern high-quality metal materials are now widely accepted (similar to the residential metal roof amendments passed in 2021).

A motion to remove restrictive language from the zoning code to officially permit metal siding on accessory structures/sheds in residential districts was made by Aaron Ritter and seconded by Tyler Magoto. To this motion all members present voted Aye. Motion Carried.

Zoning Amendment: Prohibition of Shipping Containers as Accessory Structures - Following a recommendation from the Planning Commission based on a framework used by the Village of Fort Recovery, Council reviewed language to ban shipping containers in residential zones. To prevent future regulatory gray areas, terminology will be expanded with legal counsel to explicitly ban shipping containers, semi-trailers, box truck bodies, or similar metal/non-metal storage enclosures as accessory structures in any district outside of General Industrial (I).

A motion to authorize the drafting of a zoning code amendment prohibiting shipping containers and similar truck/trailer boxes from being used as storage sheds in residential areas was made by Hilary Brandewie and seconded by Chris Boeke. To this Motion all members present voted Aye. Motion Carried.

Public Comments / Guest Remarks:

Guests Paula Barhorst and Dave Aselage attended the meeting to request updates on the neighboring abandoned properties on West Main Street. The residents presented photographs highlighting active safety hazards on the site, specifically loose siding blowing off during windstorms, a large dead tree in the backyard shedding heavy limbs near adjacent garages, and dangerous, detached electrical line wires sagging directly across West Main Street. It was noted that while natural gas lines run to the property, they were never active. Council acknowledged these concerns and agreed to contact AES Ohio immediately to evaluate and secure the dangerous electrical lines, while the Solicitor was directed to review the village code to see if it permits the municipality to hire a contractor to remove the hazardous tree. In reference to old business on this property nuisance Solicitor Madison presented a legal memorandum outlining four distinct pathways to address the ongoing property abandonment. Option One utilizes the village's exterior maintenance code to issue violation notices for issues like loose siding and broken windows; if the owner fails to comply within 30 days, the village can make minimal repairs and place all costs and daily fines directly onto the owner's property tax bill. Option Two involves partnering with the county health department to inspect the property for structural defects, which could eventually grant the village demolition authority, though initial costs would be borne by the village. Option Three entails filing a civil public nuisance lawsuit to force a court-ordered sale or demolition, a process estimated to take six to eighteen months. Option Four involves pursuing eminent domain to purchase the properties at fair market value, which was noted as the most expensive and least productive option given recent property appraisals. During the ensuing debate, Council discussed balancing immediate hazard mitigation with long-term code enforcement. It was noted that daily non-compliance fines could be retroactively assessed back to Spring 2025, potentially totaling over \$50,000. By certifying these historical fines and active maintenance costs (such as village mowing bills and safety repairs) onto the property taxes, the owner will face severe financial pressure, which may eventually trigger a tax foreclosure by the county or a third-party lien.

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buyer. To build a stronger legal case for potential future nuisance actions, Council agreed to pursue immediate exterior remediation alongside further health department involvement.

A motion was made by Aaron Ritter, seconded by Tyler Magoto to go with option one. Council voted unanimously to initiate Option One by sending a final exterior violation notice to trigger the tax assessment pipeline, while concurrently requesting that the Shelby County Health Department return to the site to pursue formal condemnation of the second structure (the "Blue House").

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

PROJECTS

- **Park Street Water & Roadway Improvements** – Reached out to ODOT to see if date for paving has been set. They are planning to move into the area and begin on August 3, 2026.

- **Elm Street Improvements** – was opened late in the afternoon of June 11, 2026. Received a few dust complaints, but thankfully the recent heavy rains have taken care of most, if not all, of that. Again, reached out to ODOT to see if date for paving has been set. They are planning to move into the area and begin on August 3, 2026.

- **Walnut Street Improvement/alley repave** – Bid opening was on May 27th. Engineer's estimate was \$243,373.00. Hohenbrink Excavating bid came in at \$188,400.36. We did receive an OPWC grant, which means OPWC covers 80%, VofFL covers 20%. This project will consist of replacing the water main & catch basins along Walnut Street, along with grind & overlay of 2 alleys (from Park to Elm and the east side of Admin/Police building) as well as Walnut Street.

Industrial Park Expansion – Choice One will set the property pins for the new lots. (Need to follow-up and see if they've done this.)

Heritage and Canal Plazas - Council reviewed the ongoing progress of the Heritage and Canal Plaza projects, both of which are targeted for completion around early July. For Heritage Plaza, the new clocks have arrived but are awaiting final installation along with the soffit work, which is anticipated to occur this week. The landscaping for Heritage Plaza is now complete, and once the clocks are fully mounted, electrical contractors will finalize the wiring next week. The installation of final signage, including the park name and imagery along Route 66, is projected for July 1st or 2nd, pending final updates from PSG and the return of project lead Isaac from vacation. Concurrently, work at Canal Plaza has advanced despite recent weather delays. Excavation for the barrier curb was finalized last week, with the concrete pour rescheduled for tomorrow due to recent rain. Following the curb installation, the cleanup of the adjacent parking lot will take place, making way for Gehret Nursery to begin landscaping on Thursday and irrigation system installation on Friday. Additionally, a crane is scheduled to arrive this week to set the limestone water feature into place. Overall, Canal Plaza remains roughly one to two weeks ahead of Heritage Plaza, with both municipal spaces expected to be fully wrapped up by the beginning of July.

New Business:

Approve Pay App #5 to Hohenbrink Excavating LLC for the Elm Street Improvement project – For materials & work completed 05/05/26 – 06/01/26. Amount is \$420,291.21. (OPWC = \$59,681.35, VofFL = \$360,609.86)

*A motion was made by Ryan Simon to approve Pay App #5 and Tyler Magoto seconded. To this motion all members present voted Aye, Motion Carried.

Approve Pay App #3 to Westerheide Construction Co for the Heritage & Canal Plazas project for work completed through 05/31/26. Amount is \$290,622.48. (The Village will be reimbursed for this through grant received by the GHD Committee.)

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*A motion was made by Hilary Brandewie to approve Pay App #3 and seconded by Courtney Prueter. To this motion all members present voted Aye. Motion Carried.

Approve Pay App #4 to Tom's Construction for the Industrial Park Expansion project – for materials & work completed 04/23/26 – 05/27/26. Amount is \$119,625.07

* A motion was made by Aaron Ritter to approve Pay App#4 and seconded by Tyler Magoto. To this motion all members present voted Aye. Motion Carried.

Approve "Notice of Award" for the Walnut Street Improvements – to Hohenbrink Excavating LLC at the Contract Price of \$188,400.36. Engineer's Estimate was \$243,373.00. We did receive an OPWC grant, which means OPWC covers 80%, VoffFL covers 20%.

* A motion was made by Hilary Brandewie to approve the Notice of Award to Hohenbrink for the Walnut Street Improvements and was seconded by Courtney Prueter. To this motion all members present voted Aye. Motion Carried.

Discuss Ruhenkamp Boring & Trenching running Russ Gottemoeller sewage from his new property to existing manhole at Redskin Memorial Park. Council discussed a proposal for a residential sewer line extension along State Route 705 to service a new home construction. Under the terms of the agreement, the property owner (Russ) will cover 100% of the utility installation and equipment costs. Upon completion, the main line will be dedicated to the Village for municipal ownership, while the homeowner will retain permanent maintenance responsibility for the grinder pump that connects his property to the main line. To minimize surface disruption to local properties and the Redskin Park football field, the project will utilize directional boring. The line will run underground within the State Route 705 right-of-way, bore beneath the highway, enter the corner of Redskin Park, and route around the football field to tie into an existing municipal manhole near the parking lot. Surface cutting will be minimal and limited to directional turn points. This layout has been reviewed and approved by village administration and utility staff as the most practical and efficient route, which also minimizes state permitting requirements. Council noted that the new residence will utilize a private well for fresh water, meaning this extension applies strictly to wastewater. Additionally, it was clarified that this line will remain independent of an existing private sewer line shared by nearby residents. Addressing potential village downsides, administration confirmed that a formal utility agreement has already been recorded with the county recorder's office. This agreement stipulates that while the property currently remains outside village limits, any future sale of the property outside of the immediate family will trigger an automatic annexation into the Village at the new owner's expense. Furthermore, municipal ownership of the new main line provides the Village with valuable utility infrastructure for potential future expansion out toward State Route 705.

A Motion was made by Ryan Simon to approve the utility extension plan as presented and was seconded by Hilary Brandewie. To this motion all members present voted Aye. Motion Carried.

Announcements:

*Remaining Street Sweeps to be performed by the Village of Minster on the following days this year: June 30 & September 15.

*Liberty Days – July 3, 4 & 5

*Fort Loramie Chamber gazebo event coming up on August 16th

Final Comments:

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Council discussed the Village's baseball diamond maintenance schedule and long-term field improvement plan. It was noted that completing improvements to the remaining two diamonds would allow the Village to transition to a rotating annual maintenance schedule. Staff also provided an update on the partnership with the youth baseball organization regarding cost-sharing for field improvements.

The status of the suspected water leak on Oakwood Street was discussed. Village staff reported that the leak had unexpectedly stopped surfacing, making the source difficult to identify. Craig Bergman will continue investigating the area by excavating to determine whether a leak exists beneath the roadway. Council also discussed overall water production versus billed consumption and the ongoing replacement of aging residential and commercial water meters to improve system accuracy.

Council discussed traffic and parking coordination for the upcoming Liberty Days festivities. Staff will work with event organizers to communicate parking restrictions and ensure adequate access for residents and visitors.

Council member Hilary Brandewie requested permission to install a second Little Free Library at Redskin Memorial Park. Council expressed support for the project, provided the placement does not interfere with park operations or pedestrian access. Staff will assist in identifying an appropriate location near existing security camera coverage.

Mayor Hoying and Village Administrator Jennifer Frilling proposed changing the regular Council meeting schedule to the third Wednesday of each month at 7:00 p.m., beginning with the August 2026 meeting. The proposed change is intended to reduce scheduling conflicts with school athletic events and allow meetings to conclude earlier, the new meeting schedule on a trial basis, with the understanding that it may be modified in the future if necessary.

Aaron Ritter made the motion to accept and approve said meeting changes and Ryan Simon seconded the motion. To this motion all members present voted Aye. Motion Carried.

Executive Session: Personnel

A motion to go into executive session was made by Aaron Ritter and seconded by Tyler Magoto. To this motion all members present voted Aye. Motion Carried. Executive session started at 9:58pm.

A motion to exit executive session was made by Courtney Prueter and seconded by Hilary Brandewie. To this motion all members present voted Ayr. Motion Carried. Executive session ended at 10:52pm.

Upon returning from executive session, Mayor Hoying reconvened the regular meeting. Mayor Hoying informed Council that Street and Parks employee Adam Schmeising had submitted his resignation. He requested authorization to advertise for two full-time Street and Parks positions to meet the Village's operational needs. The positions will be posted on the Hometown Opportunity website and the Village of Fort Loramie Facebook page beginning the following day. Compensation for each position will be negotiable and determined based on the applicant's qualifications and experience. Mayor Hoying further requested authorization to proceed with the recruitment process, including advertising, interviewing candidates, and hiring two employees—one to fill the vacancy created by Mr. Schmeising's resignation and one additional employee to assist the Street and Parks Department. A Motion was made by Aaron Ritter to allow the Mayor to proceed with posting two job positions and Tyler Magoto seconded the motion. To this motion all members present voted Aye, Motion Carried.

Mayor Hoying then presented a recommendation for annual salary adjustments for certain administrative employees. He requested Council's approval to increase the annual salaries as follows:

Village Administrator Jennifer Frilling: **\$90,000** annually.
Utilities Superintendent Craig Bergman: **\$85,800** annually.

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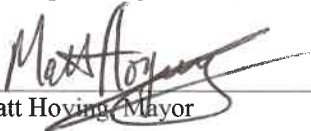
Fiscal Officer Tisha Wannemacher: **\$60,000** annually.

Mayor Hoying requested a motion to approve the proposed salary adjustments, effective as determined by Council. Chris Boeke made the motion to approve the salary adjustments as presented and Ryan Simon seconded the motion. To this motion all members present vote Aye. Motion Carried.

Adjournment:

As there was no further business, a motion to adjourn was made by Chris Boeke, seconded by Ryan Simon. 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 July 27, 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.