

COUNCIL OF THE VILLAGE OF FORT LORAMIE

REGULAR SESSION

May 18,2026

The Village of Fort Loramie convened in regular session from 8:00 P.M. to 9:59 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, Tisha Wannemacher

GUESTS: Luke Hemmelgarn (Choice One), Todd Garret (Pioneer)

SOLICITOR: Maison Brinkman

Approval of Minutes: A motion was made by Chris Boeke and seconded by Hilary Brandewie to accept the minutes of the April 27,2026 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 Ryan Simon to authorize the Fiscal Officer to pay the bills as presented in the amount of \$367,944.43. 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 Courtney Prueter to accept the pay ins as presented in the amount of \$291,235.88. To this motion all members present voted aye. Motion Carried.

Committee Reports:

Finance: No meeting this past month. The total income tax receipts for April 2026 were \$181,626.24 which is down from \$73,748.27 or down 19.5% from April 2025. As of May 15,2026, the total income tax receipts for April are \$74,672.30 which is down \$42,680.74 or a decrease of 34.1% from end of May 2025 with 9 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	\$701,504.78
Total Income Tax for 2025	<u>\$1,786,794.27</u>
	(\$1,085,289.49)

Council discussed current income tax revenue trends and concerns regarding collections being lower than anticipated. Jennifer noted that collections were currently nine days behind and stated that the village remains significantly behind projections. She did contact Angie Brown, Tax Administrator for the City of St. Marys, following the previous month's meeting to discuss the decline in revenues. Ms. Brown advised that many municipalities are experiencing similar decreases in tax collections, with the exception of communities that have added new businesses or industrial development. No specific reason for the decline was identified. Discussion followed regarding local businesses also experiencing slower activity levels and the possibility that semi-annual business tax payments due later in the year could improve collections. Jennifer further advised Council that confidential reports had been received from the tax administrator but had not yet been compiled for distribution. It was stated that the reports may be distributed for Council review at a later time and collected afterward due to the confidential nature of the information.

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Police & Safety: There was no meeting held last month.

Parks: There was no meeting was held last month. Jennifer Frilling provided a status update regarding Parks as follows:

Mowing all parks as needed/necessary.

Randy Hoehne spent the week of May 11th mowing everything, taking care of keeping the parks cleaned up, as well as restrooms. Always maintained the diamonds, keeping them in great shape too.

Redskin Memorial Park: Adam met with the Mercer Group in March to get pricing on adding dirt & laser grading the 2 south diamonds. Quotes came back with Jared Hoying Field at \$21,226.90 & Bean Field at \$16,437.80. The Youth League Committee will let us know their plan regarding any donation after their tournament this year, which is scheduled for May 28th – May 31st. The Village budget currently has \$15,500 set aside for this.

Story Walk Project w/ Fort Loramie Library at Redskin Memorial Park, fully funding grant received! Jenny Piatt at the Shelby County Libraries let us know on Friday, May 1st. Due to grant stipulations, she cannot order anything before 06/02/26 & the supplies will take about 4-6 weeks to arrive. We will coordinate with them to get all the supplies once they receive them & when we plan to get them installed from there so they are prepared and ready to implement the first book into the frames. Seems like this is going to come together late summer or into fall.

Adam edged and mulched around the new trees Pioneer planted.

Power washed restrooms & football building.

Painted foul ball lines.

Replaced a few of the wheel bearings on the wood's playground gravity rail.

Cleaned up and did some necessary maintenance on the pavilion.

Sprayed ball fields with organic liquid fertilizer

Youth Park

Power washed restrooms & shelter house.

Painted foul ball lines

Replaced partition door in restroom, it was vandalized last fall.

Removed downed tree & stump and planted grass by the batting cage.

Planted grass where Tom & Jerry's did electrical work for Liberty Days

Adam continues working on the court lights. He has the basketball courts finished, need to do 3 poles on the pickleball courts yet. All lights, new & old, are in working order.

We are still communicating with Kent Shaner from Shinn Brothers regarding the pickleball courts.

Confirmed, today, with Cory at Taylor Painting about having the Herman Street parking lot sealed and striped before Liberty Days. It will be done prior to the event.

New playground equipment - will get all the renderings, from the 3 vendors, together & share. Just keeping things rolling as nothing will take shape until 2027. On March 12, 2026 Jenny submitted the Community Project Application for the 136th General Assembly Capital Budget to Tim Barhorst & Susan Manchester. The amount requested was \$625,000. I reached out to Tim Barhorst May 1st, didn't hear back. I reached out to him again on May 13th. He let me know that there is no update as of yet except that our request was included in his projects. The Capital Budget will hopefully be passed in mid-June, but he has no additional updates as of now.

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Canal Park: Hilary Brandewie & the “garden club” have planted flowers around the gazebo and in the pots along Main Street. The Village bought the flowers, Hilary and her crew did all the work. Be sure to tell her and her crew, thank you!

Heritage & Canal Plaza's: Clock tower erected at Heritage Plaza. Stonework on pillars complete too. Foundation was poured for the water feature at Canal Plaza. All concrete pouring is complete at both Plazas. Gehret Nursery is starting on the pavers Tuesday, May 19th and landscaping is scheduled to begin on Tuesday, May 26th.

The Village met the GHD committee ½ was in tearing out the curb lawn in front of both parks and pouring concrete in its place. The additional cost for this came in at \$21,375, of which the Village is paying for ½ of \$10,687.50.

Adam worked on the plazas the majority of the week of May 11th...removing existing sidewalks & curb lawn, roughing in PVC for the irrigation system as well as providing some traffic control for Stachler when they needed lanes closed for the pouring of concrete.

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: No Planning Commission meeting was held during the previous month. Discussion was held regarding upcoming Planning Commission and Zoning matters associated with the Rapid Estates subdivision development. Council discussed a proposed request to reduce the required front yard setback from 35 feet to 25 feet within the subdivision due to the smaller lot sizes being proposed. It was noted that the subdivision is zoned R-2 and that the preliminary plans have already been approved. Discussion included the potential mix of single-family homes and condominium-style units within the development. More discussion indicated that the smaller lot configuration is intended to support construction of smaller, more affordable homes targeted toward younger homeowners and families. Council referenced the benefits of reduced front setbacks, including providing larger rear yard areas for recreational use, pools, and additional outdoor space. It was noted that similar setback reductions have reportedly been approved in other communities, including Versailles. Jennifer advised that the final Mylar subdivision documents had been received from Weigandt and that a Planning Commission meeting would likely be scheduled within the next two weeks to address both the subdivision approval items and the setback request. Discussion also included the need for final engineering sign-offs prior to completion of the Mylar approval process. Additional conversation occurred regarding historical setback requirements throughout the village, including comparisons to older subdivisions and neighborhoods where smaller setbacks may exist. It was noted that the current zoning code requires a 35-foot front yard setback measured from the right-of-way line, though older developments may have been constructed under previous standards. Council members discussed reviewing other village neighborhoods for comparison purposes. Representatives for the subdivision indicated that development activity would likely begin after crops are removed from the property later this year, though no contractors have yet been engaged for the project.

Public Comments / Guest Remarks: None

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

Park Street / Elm Street Improvements: It was reported that the Park Street and Elm Street projects are progressing steadily and are currently awaiting final pavement work. Representatives met with the Ohio Department of Transportation on April 29 regarding scheduling, and paving is anticipated to occur on or after July 6 following completion of nearby state roadway work. Contractors requested a slight extension into June due to weather delays and snow events experienced earlier in the year. Substantial completion of the remaining project work is anticipated by mid-June. Discussion occurred regarding deteriorated pavement edge conditions on both sides of the roadway. Engineers explained that the road base had significantly broken down over time and that flowable fill material is

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being used to stabilize the roadway edges. Officials noted that similar stabilization methods have been successfully used on projects in other communities, including Kenton. Representatives also discussed the installation of a geogrid reinforcement layer between asphalt courses to reduce future cracking and improve roadway strength. It was explained that the reinforcement material has become more cost-effective due to rising asphalt prices and can reduce the amount of asphalt base material required. Updates were also provided regarding curb installation and asphalt preparation. Contractors are currently working on the north side of Elm Street, progressing from east to west. Officials noted that contractor scheduling has shifted frequently due to weather and competing concrete projects, resulting in adjustments to daily work plans. Council discussed driveway access for residents and the curing process associated with the low-strength mortar (LSM) base material being installed beneath the final asphalt surface. Engineers explained that the LSM functions similarly to concrete but contains more sand and can later be excavated if necessary for utility work. Officials stated that the material hardens quickly and is intended to stabilize voids and deteriorated pavement edges prior to paving. Traffic maintenance plans were also reviewed. Representatives stated that traffic would remain open during paving operations with one lane maintained and traffic controlled by flaggers. Road closures are not anticipated during final paving activities.

Walnut Street Waterline and Paving: Jennifer advised that the Walnut Street waterline and paving project was advertised on May 6, with bid openings scheduled for May 27. The project includes waterline replacement, asphalt resurfacing, paving of the alley between Elm and Park Streets, and overlay work on previously paved sections. The anticipated project completion deadline was extended into late May 2027 after contractors expressed concerns regarding asphalt plant opening dates and seasonal paving schedules. Officials stated the project is expected to be less disruptive to traffic than the current Elm and Park Street improvements and emphasized the importance of replacing aging waterlines to reduce future breaks and maintenance issues.

Industrial Park Expansion: It was reported that asphalt surface work was completed on May 8 and that signage installation has also been completed. Final seeding is expected to be completed by the end of the month, after which Choice One Engineering will set final property pins. Discussion followed regarding fire hydrant installation and decorative streetlights associated with the roadway extension. Officials noted that contractors typically install hydrants while the village provides the materials. Additional decorative streetlights have also been ordered for replacement inventory purposes.

Canal Plaza / Heritage Plaza Projects: Council received updates regarding the Canal Plaza and Heritage Plaza improvement projects. Officials reported that the clock tower structure has been installed, while the clock itself remains on back order until approximately mid-June. Brick and mortar work around the pillar bases has also been substantially completed. Landscaping work, including paver installation and planting of shrubs and flowers by Garrett Nursery, is scheduled to begin following Memorial Day. Officials further discussed modifications made to the original design plans involving removal of curb lawn areas along Main Street. Following discussions between village representatives, contractors, and the German Heritage Days Committee, it was determined that replacing the curb lawn areas with widened concrete walkways would improve appearance and reduce long-term maintenance needs. The additional work totaled approximately \$21,375, with costs shared between the village and the German Heritage Days Committee. Conversation also occurred regarding decorative historical panels that will feature historical photographs supplied by the local historical society. Officials noted that fabrication of the panels is taking longer than anticipated due to the detailed nature of the work and fragility of the materials. While the parks themselves may be substantially complete prior to installation of the panels, officials indicated that ribbon-cutting ceremonies would likely wait until all decorative features are fully installed. Council members also discussed decorative concrete structures located at the park entrances and reviewed questions regarding final finishes and signage details. Officials stated that renderings and design plans would be reviewed further following the meeting. Current project schedules anticipate substantial completion of the plaza improvements in early June, though some decorative elements may extend slightly beyond that timeframe due to supply delays.

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Grant Reimbursement Process: Jennifer also provided an update regarding administration of the plaza project grant funding through the Ohio Department of Natural Resources. Officials explained that the grant operates on a reimbursement basis rather than through advance funding. As a result, village funds must first be advanced from the General Fund to the Capital Projects Fund in order to pay contractor invoices before reimbursement requests can be submitted. The village will then seek reimbursement from the grant program and transfer funds back to the General Fund once received. Jennifer noted that the reimbursement process requires submission of invoices, copies of checks, proof of payment clearance, and related financial documentation. Jennifer also spoke on the potential need for a grant extension due to reimbursement processing timelines and delays involving certain project materials. She stated that such extensions are common for projects of this type.

New Business:

Approve Pay App #4 to Hohenbrink Excavating LLC for the Elm Street Improvement project – For materials & work completed 04/02/26 – 05/04/26. Amount is \$329,049.92. (OPWC = \$46,725.09, VoffL = \$282,324.83) A motion was made by Tyler Magoto and seconded by Aaron Ritter to approve said Pay App#4 to Hohenbrink Excavating LLC. To this motion all members present voted aye. Motion Carried.

Approve Pay App #2 to Westerheide Construction Co for the Heritage & Canal Plazas project for work completed through 04/30/26. Amount is \$172,114.52. (The Village will be reimbursed for this through grant received by the GHD Committee.) A motion was made by Hilary Brandewie and seconded by Courtney Prueter to approve said Pay App#2 to Westerheide Construction. To this motion all members present voted aye. Motion Carried.

Resolution 2026-1034 – A Resolution Authorizing a Temporary Advance of Monies from the General Fund to the Capital Project Fund (Fort Loramie Heritage Canal Park Project) for the Purpose of Paying Contractor Pay Applications for Public Improvement Projects, Pursuant to the Ohio Revised Code, and Declaring an Emergency. A motion to declare an emergency was made by Ryan Simon, seconded by Tyler Magoto. To this motion all members present voted aye. Motion Carried - Emergency declared. A motion to adopt Resolution 2026-1034 was made by Chris Boeke and seconded by Courtney Prueter. 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 events dates are June 5th & August 16th.

* Jennifer also thanked Todd Garret with Pioneer for the donation of 4 trees that were placed in Redskin Memorial Park.

Final Comments:

Aaron Ritter stated that at the last meeting, council discussed the opportunity to review the budget that had been approved prior to the current council members taking office. He asked whether that review was still planned. Jennifer responded yes, explaining that reviewing the discrepancies between this years and last year's budget figures may help answer questions or provide better understanding. She noted that comparing the documents would allow council to see the differences more clearly.

Tyler Magoto asked for additional information regarding the water leak on Oakwood, specifically wanting to know how much water the Village is producing compared to how much is being billed, and how much water may be unaccounted for or lost.

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It was explained that the Village does track water production versus billed usage through a spreadsheet maintained by Craig. Officials acknowledged that the Village has experienced ongoing water loss issues for years and that efforts to locate and address leaks have been ongoing. Discussion noted that some of the discrepancy may also be related to aging or inaccurate water meters, particularly at the industrial park. Several meters have already been replaced or upgraded from manual readings to auto-read systems, but some remaining meters are expensive to replace. Because of this, the available reports may not provide a complete picture of actual water loss. Craig has been actively investigating the issue, including a known leak estimated at approximately 10,000 gallons. It was explained that repairing the Oakwood leak will require significant manpower and coordination. Craig intends to wait until the concrete and curb work on Elm Street is substantially completed before beginning excavation so that the crew can remain dedicated to the repair without interruptions. It is estimated that concrete work should be completed within approximately two to three weeks, after which the Oakwood repair will become a top priority. Concerns were discussed regarding the uncertainty of underground leaks, noting that excavation areas can quickly expand once digging begins if the leak is not located where originally expected. Examples of previous repairs were referenced, including a water leak discovered during hydrant replacement work on Greenback Street after a fire hydrant had been struck by a vehicle. During that repair, crews discovered an underground leak that may have been contributing to the Village's water loss for some time. Officials confirmed that repair has since been completed. Discussion continued regarding additional water system issues. It was stated that there is another hydrant or valve currently experiencing problems. Officials explained that, as far as they are aware, the issue does not appear to involve an active leak, but rather that the unit is stuck and cannot be operated properly. It was noted that Craig had previously explained the issue at an earlier meeting and had even attempted to free the mechanism using the backhoe, but without success. Discussion included the possibility of contacting the manufacturer for assistance with the repair. Council members asked whether it would be excessively expensive to hire outside contractors to perform leak detection or repair work. It was explained that historically, the Village has attempted to complete as much work in-house as possible in order to save money. Officials noted that the primary costs would generally involve parts and materials unless the situation became more complicated. It was further explained that there have been occasions where Village crews began repairs themselves but later required assistance from outside contractors, such as boring or trenching companies, when unexpected issues arose. Officials stated that these contractors have generally been responsive when emergency or major situations occur. A follow-up regarding the hydrant manufacturer and the Main Street issue was also discussed.

Matt Hoying asked whether CenterPoint Energy planned to paint the gas utility building located near Clayton Schaefer's property once the project was completed. It was explained that the Village intends to contact CenterPoint near the conclusion of the project because the structure is currently covered in dust and dirt from ongoing construction work. Discussion also included the condition of the building's windows. Officials stated that the windows had recently been replaced; however, they were broken again shortly afterward. The building in question was identified as the gas utility structure located near the project area. Craig explained that the windows are made of plexiglass. Village officials had previously contacted Scott Emmerick with CenterPoint Energy regarding the condition of the building during the gas line project. Following that communication, the windows were replaced. However, approximately two weeks later, the windows were reportedly damaged again. It was noted that the damage appears to be vandalism, as rocks were suspected to have been thrown through the plexiglass. Officials commented that despite the road closure in the area, vandalism has continued to occur. Discussion followed regarding whether the windows should simply be boarded up and the building painted instead of repeatedly replacing the plexiglass. Officials noted uncertainty regarding the actual purpose of the windows but acknowledged they may be needed for maintenance or access purposes. It was further stated that Village officials had previously emailed CenterPoint regarding both repainting the structure and addressing the windows as the project nears completion. The windows had reportedly only been replaced within the last month or two before being damaged again. Matt asked about maintenance of the rear utility lane installed behind Main Street properties during the 2017 Main Street project when electric poles were relocated. Concerns were raised regarding grass and weeds growing in the crushed asphalt lane and whether maintenance or paving would be needed. Officials stated the lane was recently inspected and is generally still in good condition, although a sinkhole near the Kramer

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property was noted and added to the maintenance list. Discussion included possible weed spraying, adding additional gravel or crushed asphalt, and the Village's responsibility to maintain access for utility vehicles. Canal Street conditions and pothole repairs were also briefly discussed, along with the possibility of obtaining recycled asphalt millings from future state road projects for maintenance purposes.

Hilary Brandewie thanked Village officials for the removal of the silo located in the Larger Bros. parking lot. Officials noted that the issue had been ongoing for approximately two years and that the silo was finally removed recently.

Chris Boeke asked for an update regarding two properties on the west side previously discussed with Barhorst. Madison stated the matter remains on her list for review and explained that delays were caused by time away on vacation, a water leak issue, and a recent jury trial. She stated she plans to email council members information regarding available options prior to the next meeting so the matter can be discussed further. Additional discussion focused on the deteriorating condition of one of the blue structures on the property. Officials noted that siding has been coming loose since the March windstorms and continues to create debris and potential safety concerns as pieces blow into nearby areas and parking lots. It was also noted that the white structures on the property have already been condemned. Officials had attempted to have the blue structure condemned as well due to concerns about its condition, including possible mold underneath the flooring, but were informed there was not currently sufficient basis for condemnation.

Courtney Prueter raised concerns about the condition of the walkway near the gazebo along State Route 66, noting that the area is dirty, mossy, and in need of pressure washing and cleanup. Jennifer stated that Adam may be able to address the issue in-house. Discussion also focused on the deteriorating red decorative concrete triangles along the sidewalk near Canal Park. Officials explained the decorative sections were installed as part of the Canal Park/gazebo project and have required repairs multiple times over the years due to weathering, salt damage, and chipping. Possible future options discussed included consulting with Adam regarding repairs or potentially replacing the decorative sections with standard concrete. Additional concerns were raised regarding overgrown trees and dead branches along the walkway, as some branches are hanging low over the sidewalk. Officials acknowledged the maintenance concerns and noted they would be reviewed.

Tisha just stated that she will need signatures.

Jennifer stated that the apparel is still in order and will inform council when we receive.

Executive Session: Personnel

A motion to go into executive session was made by Courtney Prueter and seconded by Hilary Brandewie. To this motion all members present voted Aye. Motion Carried Executive session started at 9:00pm

A motion to exit executive session was made by Chris Boeke and seconded by Aaron Ritter. To this motion all members present voted Aye. Motion Carried. Executive session ended at 9:57pm.

Adjournment:

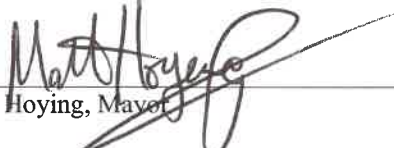
As there was no further business, a motion to adjourn was made by Aaron Ritter, seconded by Tyler Magoto. To the roll call vote: Chris Boeke, aye, Hilary Brandewie, aye, Aaron Ritter, aye. Courtney Prueter, aye, Ryan Simon, aye and Tyler Magoto aye. Motion carried.

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The meeting was adjourned until June 22,2026 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.