

# COUNCIL OF THE VILLAGE OF FORT LORAMIE

## REGULAR SESSION

July 28, 2025

The Council of the Village of Fort Loramie convened in regular session from 8:00 P.M. to 9:09 P.M. at 14 Elm St, Fort Loramie OH. Randal Ahlers – Mayor of Fort Loramie called the meeting to order with the following members and guests present:

Mr. Randy Ahlers	Present	Mr. Chris Boeke	Present
Mr. Chad Wray	Present	Mr. Matt Hoying	Present
Mr. Ryan Simon	Present	Mr. Tim Siegel	Present
Mr. Sam Grassbaugh	Present		

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

**GUESTS:** Bruce Metz County Commissioner, Todd Garrett (Pioneer), Jason Ruhenkamp, Tyler Magoto

**SOLICITOR:** Madison Brinkman

**Approval of Minutes:** A motion was made by Tim Siegel and seconded by Chad Wray to accept the minutes of the June 23, 2025 meeting as presented. To this motion all members present voted aye. Motion carried.

**Approval of Bill:** A motion was made by Matt Hoying and seconded by Ryan Simon to authorize the Fiscal Officer to pay the bills as presented in the amount of \$300,234.32. To this motion all members present voted aye. Motion Carried.

**Excuse Absent Councilmen - None**

**Acceptance of Pay Ins:** A motion was made by Sam Grassbaugh and seconded by Chris Boeke to accept the pay ins as presented in the amount of \$280,221.20. To this motion all members present voted aye. Motion Carried.

### **Committee Reports**

**Finance:** The total income tax receipts for June 2025 were \$149,867.55 which was down from \$175,488.04 or down \$25,620.49 or down 14.6% from June 2024. As of July 24, 2025, the total income tax receipts for July are \$84,592.04 which is down \$9,447.50 or a decrease of 10.0% from end of July 2024 with 5 days of collections remaining.

The budgeted income tax amount for 2025 is \$1,500,00.00.

Total income tax for the year to date – 2025 is	\$1,104,633.94
Total Income Tax for 2024	<u>\$1,973,275.66</u>
	(\$868,641.72)

**Police & Safety:** No meeting this month. Chief Brown sent an email out this past week on issues with Liberty Days and looking to come up with resolutions for next year. The Police Department is now in a contract with the Fort Loramie School to monitor School Sporting Events.

**Parks:** No meeting this month. Adam started getting the shade structures installed. Two structures will be by the north diamonds and will place two on the south diamonds. The lights for around the basketball courts are ordered, but will potentially not be installed until spring of 2026. Meetings were held on July 8, 2025 with Kathy Kolanko from DWA Recreation, June 19, 2025 with Nolan Tebbe from playground Equipment Services (PES), and June 4, 2025 with Nick Sanchez from Mid-States Recreation to review new equipment and redesigning Youth Park. Randal Ahlers said he has received complaints about pits in the pickleball court, said we will look into the matter and have the supplier come out to inspect it.

**Streets & Sanitation:** No meeting this month but had a pre-construction meeting for Elm Street project. There will be discussion on the Industrial Park Expansion in the New Business tonight. Jennifer said there will be a pre-construction in the next few weeks for the Industrial Park Expansion.

**Planning:** There were two meetings held, one for the Rapid Development Sub Division and one for the Historical Building. There is also a request to move a resident from a C1 code to an R1 code. Historical Building Tim Siegel made a motion to approve and Chris Boeke seconded the motion. To this motion all members present voted aye.

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Rapid Development Sub Division Tim Siegel made a motion to approve and Chris Boeke seconded the motion. To this motion all members present voted aye.

### **Old Business:**

Shelby County Sewer District: Set up a meeting to discuss the price change on sewer for the Newport area. Bruce Metz asked the council if August 18<sup>th</sup> or 20<sup>th</sup>, 2025 would work to meet around 6:00pm. Bruce asked if the council members could email him with questions or the specifics of what they would like to talk about. Then Bruce said he hope to hold meetings annually so everyone is aware to what is going on because there are plans to have a cost-of-service study done to make sure things are covered correctly. Council decided that August 18, 2025 will work best to meet at 6:00pm, the meeting will be held at the sewer plant and do a tour as well.

Ordinance NO. 2025-1198: Second reading. An Ordinance amending Ordinance NO. 98-856 for the Village of Fort Loramie to increase the deposit rent fee and the return payment fee.

A motion was made by Ryan Simon to approve and accept said Ordinance. Tim Siegel seconded the motion to approve and accept said Ordinance. To this motion all members present voted aye. Motion carried.

Update on the Minster/Fort Loramie bike trail: Jennifer said the trail can get to Canal Road but are not sure were to continue the trail. There are issues with the land being in a flood plan and residents not wanting the trail to go across their property. Minster is proceeding to complete their section. We will work on getting things sorted out and come up with a solution.

Update on the marijuana moratorium: There was one done in 2024 but it stated it was good for six months. We can either do nothing or do a new Resolution to state what is or is not allowed and a new term. It was decided to rework off of the old resolution and have the term run for five years and present at the August 25, 2025 meeting.

Lease agreement with Mclean Township: An email was sent to all members of the current Lease agreement for them to review and see if there were any changes they felt should be made. Mclean Township is also reviewing the agreement at their meeting and will get a new contract to us before our August 25, 2025 meeting.

### **New Business:**

Russ Gottemoeller – Sewer Agreement & Restrictive Covenant. The agreement was finalized and said if the home sells outside of the family it will be annexed in and will pay the going rate of 4x the 400% which is the going rate. Matt Hoying made a motion to approve and accept the said agreement. Ryan Simon seconded the motion of said agreement. To this motion all members present voted aye. Motion carried.

Industrial Park Expansion – Project bids were opened on July 16, 2025 at 10am. Notice of Award – Tom's Construction, INC, the bid was for \$784,055.00. The Engineer's estimate was for \$966,399.00. Anticipating a pre-construction meeting in the next few weeks. We did receive a grant for \$724,000.00 so looking at only having to pay \$60,055.00.

**Resolution 2025-1023** – A Resolution Declaring Intent to Proceed with Election on the Question of the Renewal of 1.15 Mill Tax Limitation for Village Current Expenses. Sam Grassbaugh made a motion to approve and accept said Resolution. Chad Wray seconded the motion of said Resolution. To this motion all members present voted aye. Motion carried.

**Resolution 2025-1024** – A Resolution Authorizing the Village of Fort Loramie to Accept the Capital Improvement Community Park, Recreation/Conservation Project Pass-Through Grant from the Ohio Department of Natural Resources & Declaring an Emergency. This is money for the Plazas coming through German Heritage Days. This is for \$710,000.00. A motion was made by Ryan Simon to accept Declaring an Emergency. Tim Siegel seconded the motion of said Declaring of Emergency. To this motion all members present voted aye. Motion carried.

A motion was made by Chris Boeke to accept and approve said Resolution, Chad Wray seconded the motion for said Resolution. To this motion all members present voted aye. Motion carried.

Consider the approval of the replat of the Fort Loramie Historical Association Museum plat. The building is currently on 2 lots and the Historical Society is asking that we allow for them to put into 1 lot. This request did go through the Planning Committee and was approved by them. A motion to approve the new plat was made by Tim Siegel. Chris Boeke seconded the motion. To this motion all members present voted aye. Motion carried.

Consider the approval of Rapid Estate Phase II subdivision preliminary plat. The Planning Committee has approved the zoning

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for this to be R2, which in R2 zoning you can build as an R1. Tim Siegel had questions in regards to zoning regulations for a requirement of lots to be 85 feet wide since there will be cul-de-sacs in this development. It was said that there is a provision for cul-de-sacs. Sam Grassbaugh made a motion to approve the designs and the zoning code of R2. Chris Boeke seconded the motion. To this motion all members present voted aye. Motion carried.

TextMyGov discussion – a program with an annual subscription to send mass notification to residents. Jennifer was approached and informed of this program but feels for the cost it would not be feasible for the Village. We do currently send notices on Facebook and are able to email residents that have provided emails to us to notify if anything would directly affect them. Bruce Metz did inform us that the Village of Jackson Center uses a system called Town Answering Service and believed there were not limits on notices sent out and cost roughly around \$1500.00 yearly. Jennifer said she will contact the Village of Jackson Center to get a little more information.

Hubbard lot change – A resident bought a home located at the area of Willman St., Park St., and Middle St. This was a business prior and zoned as a C1. The new owner is asking that we wave the fee and have it zoned as an R1. Tim Siegel made the motion to wave the fee and change the zoning code. Ryan Simon seconded the motion. To this motion all members present voted aye. Motion carried.

**Executive Session:** A motion to enter into Executive Session to discuss VOFL personnel issues was made by Tim Siegel and seconded by Ryan Simon.

A motion to exit Executive Session was made by Matt Hoying and seconded by Chad Wray.

There was nothing to report for the Executive Session.

### **Final Comments:**

Randy Ahlers spoke on Announcements.

Ryan Simon: nothing

Tim Siegel said that there was a pothole that needs filled on Park Street by the school and there is a sinkhole starting at the intersection on Greenback and St Rt 66.

Matt Hoying: nothing

Sam Grassbaugh: nothing

Chris Boeke: nothing

Chad Wray: nothing

Tisha Wannemacher just asked to have the minutes, bank reconciliation, and Resolution for the levy to be signed.

### **Announcements:**

Summer Gazebo Party, August 10, 2025 from 2pm-8pm

German Heritage Days, September 26<sup>th</sup> and 27<sup>th</sup>, 2025 (Last Year)

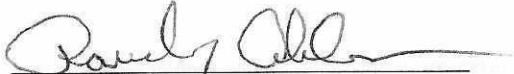
### **Adjournment**

As there was no further business, a motion to adjourn was made by Chris Boeke, seconded by Sam Grassbaugh. To the roll call vote: Chad Wray, aye, Chris Boeke, aye, Matt Hoying, aye, Tim Siegel, aye, Sam Grassbaugh, aye, and Ryan Simon, Aye. Motion carried.


The meeting was adjourned until August 25, 2025 at 8:00 P.M. at 14 Elm St., Fort Loramie OH.

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Mr. Randy Ahlers, 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.