

COUNCIL OF THE VILLAGE OF FORT LORAMIE

REGULAR SESSION

January 26,2026

The Village of Fort Loramie convened in regular session from 8:00 P.M. to 11:32 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	Not Present		

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

GUESTS: Luke Hemmelgarn(Choice One), Craig Bergman (Utility), Adam Schmiesing (Parks)

SOLICITOR: Madison Brinkman – Not Present

Mayor Matt Hoying started the meeting with welcoming the new Council members. Then proceeded the second order of business was the election of the Council President for the 2026 calendar year. It was noted that Chris has generously served in this role over the past several months. However, pursuant to Ohio law and applicable bylaws, the Council is required to elect a President at the first regular meeting in January each year. The floor was opened for nominations for the position of Village of Fort Loramie Council President for 2026. Ryan Simon was nominated for the position. There being no further nominations, a motion was requested to close nominations and proceed with the election. A motion was made by Chris Boeke and seconded Hilary Brandewie to elect Ryan Simon as Council President for 2026. To this motion all members present voted “Aye.” Motion carried.

Approval of Minutes: A motion was made by Ryan Simon and seconded by Tyler Magoto to accept the minutes of the December 22, 2025 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 Hilary Brandewie to authorize the Fiscal Officer to pay the bills as presented in the amount of \$451,964.69. To this motion all members present voted aye. Motion Carried.

Excuse Absent Councilmen – Mayor Matt Hoying asked to have a motion to excuse Council member Courtney Prueter. Hilary Brandewie made the motion to excuse Courtney Prueter. Ryan Simon seconded the motion. To this motion all members present voted aye. Motion carried.

Acceptance of Pay Ins: A motion was made by Chris Boeke and seconded by Ryan Simon to accept the pay ins as presented in the amount of \$275,458.33. To this motion all members present voted aye. Motion Carried.

Committee Reports

Finance: No meeting this past month. The total income tax receipts for December 2025 were \$151,196.39 which was down from \$56,802.43 or down 27.3% from December 2024. As of January 22,2026, the total income tax receipts for January are \$96,040.75 which is down \$34,926.69 or a decrease of 13.6% from end of January 2025 with 6 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	\$96,040.75
Total Income Tax for 2024	<u>\$1,786,794.27</u>
	(\$1,690,753.52)

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Police & Safety: No meeting was held this past month. Nate Brown sent an email to Council providing a summary of recent activity within the Police Department and plans to send them monthly to keep everyone in the know. He also reiterated that the 2026 budget includes funding for the purchase of a new Police SUV.

A newly elected Council member inquired about the practice of financing police vehicles. It was explained that the total cost of purchasing and fully outfitting a police vehicle with all required equipment is significant, and financing allows the Village to spread out the expense while maintaining sufficient funds for other operational needs throughout the year.

Parks: No meeting. Jennifer Frilling did send out a summary of park updates to all council members. Adam Schmiesing came to explain upcoming park projects to the council. The following are updates from 2025 and projects for 2026 year:

Adam provided an update on the Village parks, including ongoing maintenance, upcoming projects, and future plans. The Village currently maintains the following parks and plazas:

Canal Park – Located in the center of town. The cabin at the park, which is over 100 years old, has begun to show signs of structural leaning and will likely require repairs within the next two years. Funding options, such as grants, may be explored to address this issue. The cabin is currently used for storage, including items for the Chamber of Commerce and Heritage Days.

Community Park / Youth Park – New courts were installed in 2023. Some asphalt issues have appeared, and the general contractor, Shinn Brothers, along with Barrett Paving, will address these concerns in the spring. Additional improvements include:

- *Installation of new drinking fountains and bottle fillers.
- *Gates have been added to the pickleball courts for security and maintenance purposes.
- *Picnic tables are being refurbished, with boards replaced and repainted every other year.
- *Luthman Tree Service is scheduled to trim large trees this winter.
- *Sidewalks will be cleaned using a surface scrubber.
- *Playground equipment is scheduled for replacement. Three contractors have submitted proposals, with estimated costs of approximately \$600,000, including new surface material. The new playground will slightly reduce the footprint but maintain the primary large unit. Older equipment may be sold via government surplus auctions.
- *New lighting for basketball and pickleball courts has been purchased and will be installed once weather permits, upgrading all lighting to LED.
- *Parking lot behind Herman Street will be resealed and restriped this year.
- *West Diamond warning track will be updated, and park benches will be replaced as needed.

Redskin Park – Ongoing maintenance includes turf management, mulch application for playgrounds, and stone replacement on walking paths. Future improvements include:

- *Installation of a storybook trail in partnership with the library. Funding is being sought from grants through the Shelby County Community Foundation, with results expected by the end of April.
- *Fence installation around the dumpster pad located behind the water plant.
- *Replacement of decorative rocks in culverts and headwalls with concrete to reduce maintenance. Two areas are planned for improvement this year.
- *Diamond maintenance, including leveling and grading, with the Fort Loramie Youth Organization contributing financially (maybe).

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*Tree planting along the parking lot; a 4-year tree plan has been developed with guidance from the Ohio Department of Natural Resources and implemented with trees purchased from Brown's Nursery. Soil preparation has been completed to ensure successful planting.

*Installation of shade structures; frames have been installed and shades will be added in the spring.

*Additional concrete installation is planned around the concession area to reduce grass maintenance. Future projects may include expanding parking, adding a splash pad, and continued tree plantings.

Plazas (Heritage and Canal Plazas) – Contracts have been awarded to Westerheide Developers for both projects, with a total low bid of \$717,500. Construction is expected to start following favorable weather conditions, with completion anticipated by May 29, 2026. Canal Plaza will feature a water element, while Heritage Plaza will include a clock tower.

Multi-Use Trail – The Village is exploring a bike trail connecting Fort Loramie and Minster. Progress is ongoing; however, challenges with landowner permissions and flood-prone areas have delayed the project. Minster is moving forward independently with funding and route development.

Adam emphasized that these updates reflect both recent improvements and ongoing operational responsibilities of the parks. The Council was encouraged to review the 2026 Parks Update Sheet for detailed information on all projects.

The Council discussed the role and activities of the Parks Advisory Committee. This committee, which meets once or twice annually, serves as a larger advisory group beyond the Village Council. Its primary purpose has been to oversee and support projects such as Redskin Memorial Park and related capital improvements, particularly through fundraising and management of reserved funds. It was noted that the committee historically focused on risk management and memorial projects. The Redskin Memorial Park fund, managed through the Shelby County Community Foundation, currently retains a balance of approximately \$90,000. This fund has supported the installation of a second diamond, shade structures, and lighting improvements. The advisory board consists primarily of key fundraisers who contributed to past capital campaigns. While meetings were more frequent during periods of active construction and improvement, recent activity has been limited to ongoing maintenance projects.

Future projects discussed include: Potential expansion of the pavilion at Redskin Park, including coverage of the back patio and additional parking. Replacement of playground equipment at Community Park, with an estimated cost of \$600,000. Funding for this project will require a combination of private donations, grant applications, and potential state funding. Historical precedent was noted, citing a state grant that supported previous park improvements. Advisory board members are encouraged to assist with fundraising efforts. Coordination with state representatives was recommended to explore potential inclusion of the playground project in the Ohio state budget, following guidance from the Mayor of Sidney. Past projects, such as Canal Heritage Plaza and industrial park expansions, successfully received state budget allocations.

The Council acknowledged that Village budgets are primarily allocated for essential services such as streets, sewers, and maintenance, and emphasized that large capital projects require external funding sources.

Streets & Sanitation: No meeting this past month.

Elm Street Project: Construction began a few weeks ago in front of the elementary school, including installation of catch basins. Progress was delayed due to an unexpected obstruction: an old concrete bridge embankment approximately 12 inches wide and 70 feet long.

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A new manhole must be installed, which requires partial demolition of the existing wall. Weather delays also impacted progress, as work is paused when temperatures fall below 15°F.

Coordination continues with the school to manage traffic flow during construction. Sidewalks on both sides of Elm Street will be updated to 5-foot width, with exceptions in front of the church and elementary school where existing sidewalks remain. Six residential mailboxes will be relocated to the north side of the street at no cost to residents. Gas meters for residential properties will also be relocated by the gas company at their cost for safety and aesthetics.

Industrial Park Extension: Underground infrastructure is complete and pressure-tested. Once weather allows, construction crews will install curbs and complete street paving. Fire hydrants currently protrude into the construction area.

Walnut Street: Engineering work is ongoing to update the water main and resurface the street. Sidewalks on one side remain in good condition and will not be replaced.

Crack Sealing Program: Due to staffing constraints, select streets will receive professional crack sealing. The primary project includes State Route 66 from corporation line to corporation line.

Park Street: Scheduled for repaving this summer using state funds, not village funds.

Subdivision and Easement Updates:

An alley running thru Kenneth and Mary Barhorst's property will be vacated. An easement agreement, to allow access to a future retention pond in Rapid Estates Phase III subdivision with Kenneth and Mary Barhorst are also in progress and must be finalized before project completion.

Engineering for the Weigandt subdivision remains incomplete due to outdated plans from the original engineer. The Village and Choice One have reviewed resubmitted plans, but significant revisions are still required. Until a modern, compliant engineering plan is submitted, approval cannot proceed.

Council clarified that the Village is not the source of delay for new subdivision; delays are entirely due to incomplete or inadequate engineering submissions.

Community Communication: Residents have expressed concern that the Village is holding up the Weigandt subdivision. It was clarified that the Village's role is to ensure proper engineering and compliance with all standards to prevent future issues such as flooding or unsafe infrastructure.

Council Briefing – Streets, Sanitation, and Parks Projects

Matt informed the council that, unlike a typical meeting where updates go quickly, this session was intended to provide a detailed breakdown of current projects.

The goal was to give council members both the current status and the historical context of each project, ensuring everyone has a solid understanding of what led to this point.

Matt noted that these detailed updates are uncommon and will not occur every month but are meant to provide a foundational overview for new and existing council members.

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Council member Aaron expressed appreciation for the time and thoroughness of the presentation.

Council member Aaron inquired whether residents might have complaints regarding the relocation of mailboxes. Staff reported only one complaint had been received, and the proposed relocations were approved by the post office. All mailbox relocations must be approved by the post office to ensure they do not disrupt postal sorting routes. Residents who face a hardship due to the relocation may request mail delivery to their door through the post office, but they must still have a mailbox at the street. Cluster mailbox locations were discussed for specific areas (e.g., Park Street, Elm Street), but not all locations were feasible due to street traffic and post office requirements. Proximity to the post office affects whether home delivery is permitted; closer residences may be required to use a centralized mailbox instead of door delivery.

Planning: No meeting this month. Planning Commission meetings do not occur regularly but are scheduled as needed, especially when zoning amendments or other issues arise. Staff coordinates scheduling by contacting Planning Commission members via email to confirm availability. A majority (quorum) must be present for the meeting to proceed. Once availability is confirmed, the meeting date and time are communicated to all members via email.

Old Business:

Walnut Street Improvement & Alley Repaving: At the December 22nd meeting, council approved a Choice One agreement for engineering services for the Walnut Street Improvement project. It was also agreed to include the repaving of two alleys as part of the same project to maximize cost efficiency. Engineering costs for the Walnut Street project were initially \$23,600. Adding the two alleys increased the total to \$26,600. Jenny confirmed she has authority to approve the additional cost to keep the project moving.

Discussion was held regarding realigning the alley near the post office to better match the roadway. It was noted that a small portion (approx. 3 feet wide, 30 feet long) may need to be paved on the post office property. Council agreed this would require a property owner agreement. Additional concerns were noted about drainage and gravel accumulation from neighboring properties into the alley. Staff will review potential solutions, though work may require agreements with property owners.

Zoning Code Amendments: Council discussed updating the zoning code to:

1. Prohibit shipping containers on residential properties permanently.
2. Consider loosening restrictions on metal siding for accessory structures on residential properties, as modern metal siding is aesthetically acceptable and widely used.

Jenny will work on the zoning code updates, which will then go through the Planning Commission for a public hearing and subsequently return to council for final approval.

New Business:

Approve Payout – Industrial Park Expansion: Council reviewed Payout #2 to Tom's Construction for materials and work completed on the Industrial Park Expansion from 11/8/25 to 12/7/25, totaling \$243,251.61. Ryan Simon made a motion to approve and pay said Payout. Chris Boeke seconded the motion. To this Motion all members present voted "Aye". Motion carried.

Ordinances – CRA & Tax Abatement Updates:

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Rescind Ordinance 2024-1203: Council rescinded Ordinance 2024-1203 due to incorrect dollar amounts listed regarding tax abatement for residential, commercial, and industrial construction and remodeling. Hilary Brandewie made a motion to approve the said ordinance and Ryan Simon seconded the motion. To this Motion all members present voted “Aye”. Motion carried.

Approve Ordinance 2026-1204: Ordinance 2026-1204 establishes updated parameters for the Community Reinvestment Area (CRA) in the Village of Fort Loramie, including: Residential remodeling: minimum \$75,000 investment. New residential construction: \$250,000–\$750,000, with 75% tax abatement applied to the eligible amount. Commercial/industrial remodeling: minimum \$100,000 investment. New commercial/industrial construction: case-by-case approval. The tax abatement defers revenue for up to five years to incentivize investment without causing financial loss to the village. Ryan Simon made a motion approve and adopt said ordinance. Aaron Ritter seconded the motion. To this Motion all members present voted “Aye”. Motion carried.

Ordinance 2026-1205 – Alley Vacation: Approval is contingent upon receiving required signatures from property owners Kenneth and Mary Barhorst to secure easements for access to the retention pond. Hilary Brandewie made a motion to approve said ordinance. Chris Boeke seconded the motion. To this Motion all members present voted “Aye”. Motion carried to approve passed with the caveat that the ordinance will not be signed until all easement requirements are met.

ODOT Project – Elm Street Interlayer Payment: Discussion regarding the interlayer for Elm Street re-pavement: a base asphalt/fabric layer to prolong pavement life. Total interlayer cost: \$132,000; \$120,000 covered by a Miami Valley Regional Planning Commission grant, leaving a balance of \$12,768 to be paid by the village. Tyler Magoto made a motion to accept said project. Aaron Ritter seconded the motion. To this Motion all members present voted “Aye”. Motion carried.

Final Comments:

Craig asked if the new owner of Custom Foam was discussed. Jenny and staff met with the new owners of Custom Phone (Jacobs & Thompson, a privately owned Canadian company with operations in 26 locations across 8 countries). Plans include expansion, bringing more jobs, and retaining the local workforce. Operations will remain under the Custom Foam name, with local management in place.

Jenny confirmed that board and committee contact lists, including cell numbers and email addresses, are available for council outreach. She also reminded Council Members to submit professional portraits for the village website.

Tisha just stated that she needs signatures.

Announcements:

Executive Session: Tonight’s Executive Session was regarding the purchase of property. A motion to enter executive session was made by Hilary Brandewie and seconded by Chris Boeke. To this Motion all members present voted “Aye”. Motion carried.

A motion to exit executive session was made by Hilary Brandewie and seconded by Chris Boeke. To this Motion all members present voted aye. Motion carried.

No decisions needed to be made.

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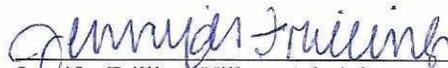
Adjournment:

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

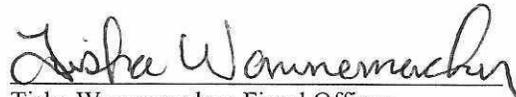
The meeting was adjourned until February 23, 2026 at 8:00 P.M. at 14 Elm St., Fort Loramie OH.



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.

