

# COUNCIL OF THE VILLAGE OF FORT LORAMIE

## REGULAR SESSION

February 23, 2026

The Village of Fort Loramie convened in regular session from 8:00 P.M. to 9:04 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	Not 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:** Chris Barga, Wyatt Barga, Keith Bey, Tony Romanov, Mike Eilerman, Quinn Eilerman (Boy Scouts) – Todd Garrett (Pioneer Electric)

**SOLICITOR:** Madison Brinkman

**Approval of Minutes:** Prior to a motion to accept the minutes, Hilary Brandewie informed she was asked why there was a delay in uploading the prior months minutes out on the website. It was explained that we have wait to post until they are accepted and signed off on. A motion was made by Chris Boeke and seconded by Aaron Ritter to accept the minutes of the January 26, 2026 meeting as presented. To this motion all members present voted aye. Motion carried.

**Approval of Bill:** Prior to approval, Tyler Magoto inquired whether bank fees associated with returned payments from residents are billed back to the resident or absorbed by the Village. Tisha Wannemacher explained that all returned payment fees are applied directly to the resident's water account. A motion was made by Hilary Brandewie and seconded by Tyler M to authorize the Fiscal Officer to pay the bills as presented in the amount of \$328,905.96. 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 Ryan Simon. Hilary Brandewie made the motion to excuse Ryan Simon. Chris Boeke seconded the motion. To this motion all members present voted aye. Motion carried.

**Acceptance of Pay Ins:** A motion was made by Aaron Ritter and seconded by Hilary Brandewie to accept the pay ins as presented in the amount of \$440,230.94. To this motion all members present voted aye. Motion Carried. Mayor Matt Hoying and the Council welcomed several Boy Scouts in attendance at the meeting. The Scouts were asked if they had any questions or if there was anything they would like to share. One Scout asked why Council members are seated in a curved arrangement. It was explained a curved table allows all members to see whom is speaking. It was noted that the Scouts were attending as part of their Citizenship Merit Badge requirements. Their leader shared that the purpose of attending was to encourage the Scouts to take an interest in their local community and government. Council members asked if any of the Scouts planned to pursue the rank of Eagle Scout. Several indicated they did. Council encouraged them to reach out in the future regarding potential Eagle Scout project opportunities, noting that there are often community improvement projects available. Council thanked the Scouts for attending and for their interest in local government.

**Committee Reports:**

**Finance:** No meeting this past month. The total income tax receipts for January 2026 were \$138,478.16 which was up from \$7,510.72 or up 2.9% from January 2025. As of February 20, 2026, the total income tax receipts for February are \$103,912.63 which is down \$31,936.33 or a decrease of 30% from end of February 2025 with 5 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	\$242,390.79
Total Income Tax for 2024	<u>\$1,786,794.27</u>
	(\$1,544,403.48)

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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 call list. Nate also stated he would like to do a meeting with in the next few months.

**Parks:** No meeting. Jennifer provided a status report for the meeting providing the following information:

### **Redskin Memorial Park**

- Continuing to work on picnic tables, they have all been removed and brought back to the utility garage for maintenance over the winter. (Have 6 to go.)
- Don Gusching thoroughly gave the pavilion a good cleaning the week of 02/02/26.
- Hess Fence installed the new fence around the dumpsters on Thursday, 02/19/26.
- Cleaned up debris & trash from over the winter.
- Cleaned up all diamond bases, got them ready for the season.
- Adam met with Evan Eilerman to discuss putting compost on turf grass to ramp up growth. Evan works for R C Family Wood Products LLC on State Route 47 near Oran.
- Started going over soil top dresser & doing some maintenance work on it so it's ready to apply compost & soil conditioner when the weather breaks.
- Story Walk Project w/ Fort Loramie Library at Redskin Memorial Park, still in process. Jenny Piatt at the Shelby County Libraries are applying for a grant from the Community Foundation of Shelby County. Opens January 2, awarded last week of April. They will let us know the outcome.

### **Youth Park**

- Continuing to work on picnic tables, they have all been removed and brought back to the utility garage for maintenance over the winter. (Have 6 to go.)
- Hung "Park Hours 5am-11pm" signs.
- Cleaned up debris & trash from over the winter.
- Ian Luthman with Luthman Tree Service trimmed up 6 trees. Don & Adam chipped them up for Luthman to save cost. Ian will be back next winter to do the same thing. Cleaned up debris as necessary after the tree trimming.
- Cleaned up all diamond bases, got them ready for the season.
- Ruhenkamp Boring & Trenching, Tom & Jerry's & Gus Siegel started on some boring & electrical work that they are adding to the Youth Park, primarily for Liberty Days. All work being done is being donated by the companies.
- Adam is going to begin working on the basketball court lights in preparation for install on some nice temperature days, hopefully throughout the winter sometime.
- Adam scoped out the pickleball courts on 02/18/26 since the snow is gone, for now. He stated that they are definitely getting worse. You can feel the blisters now popping up when you rub your hand or foot over the surface. Probably get complaints this year from players if pickleballs make weird bounces after hitting blister or divot. Last from Kent Shaner at Shinn Brothers was that they/we would get together with Barrett this Spring, after the freezing and thawing. Anticipate that to be sometime in the more near future.
- 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.

**Canal Park** – ordered additional Christmas lights for the growing trees.

**Streets & Sanitation:** No meeting this past month. Will discuss things in old business under projects.

**Planning:** No meeting this month. Will possibly schedule a planning commission meeting sometime in March. Jennifer stated she will make up a list of issues to discuss so the committee can review and discuss accordingly.

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### **Old Business:**

#### **New Subdivisions:**

#### **Rapid Estates Phase II:**

Choice One has reviewed the plans, made necessary comments & sent back to Access. Access Engineering responded with their update/resubmitted plans on Friday, February 20th. Guessing Choice One will get to them either the week of February 23rd or March 2nd.

#### **Weigandt Development:**

Choice One received updates from Cozatt on February 17th. Choice One won't be able to review until sometime the week of 02/23/26. With an update from Mitch this afternoon, they will have comments back to Weigandt and Cozatt. by the end of this week, if Choice One gets the sedimentation basin design, which was missing when Cozatt resubmitted his plans last week. So that's kind of in limbo, but that's where we're at with that

#### **PROJECTS:**

**Park Street Water & Roadway Improvements** – this paving project (along with Elm St) doesn't bid out until 03/23/26. ODOT is aware of our Elm St project end date of 05/29/26 (may be a bit later now due to weather conditions since mid-January) and they have also listed no work timeframes of Liberty Days, Country Concert, Lake Festival & German Heritage Days. Barring the passing of the assessment resolution assessment letters will go out this week.

**S Main St Water Extension to Schafer Oil** – Both Schafer residents and Schafer Oil Company are all flowing water and hooked into the County Sewer system. This project is now complete and closed!

**Elm Street Improvements** – Hohenbrink is set to move back in and continue on with the work sometime the week of 02/23/26. They may not finish project until mid-June because of Mother Nature's wrath since mid-January. Jennifer put out a Facebook post to remind everyone that the street is closed. CenterPoint gas was also in town the week of February 23rd to begin moving the 8 residential gas meters back alongside homes. Jennifer was informed by Craig today that 5 meters were moved and they plan on having the other 3 done tomorrow.

**Walnut Street Improvement/alley repave** – Choice One is about 95% done with those projects plans and expect to be done by the end of March. Project won't bid out until sometime in May, so a we can't sign any contract until July because of OPWC funding requirements. There's a small chance this project would be complete by November 2026, most likely it'll be completed during the Spring of 2027 with work being done over next winter. Similar to how Park St & Elm St have worked out over the past couple years. Jennifer said another Mitch update she received late this afternoon was at Ryan Bruns. He's a gentleman that works at Choice One, met with Craig Bergman last week to go over the location of the existing waterline. So, they can see where existing is and they probably talked about where they want to put new or however, they're going to do that.

**Industrial Park: Industrial Park Expansion** – Tom's will be back when the weather improves to finish up the scope of their work.

**Heritage & Canal Plaza's** – Received email today (02/23/26) from Rachel Schmitmeyer at Freytag & Associates. They have scheduled a preconstruction meeting on Wednesday, March 4, 2026 Project is set to finish on or before 05/29/26. Jennifer did get an update on the Timeline form Rachel Schmitmeyer stating that the contractors will be starting in March and that the project has to be complete by the end of May. Another email that Jennifer received was from Lynn Gusching stating that they are planning to schedule groundbreaking sometime in March, updates to come.

**ZONING: Zoning Code Amendment progress** – regarding shipping containers & metal siding in residential districts. Nothing new to date. Jennifer is planning to have this be a part of the next planning commission meeting.

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Jennifer asked if they were any questions on any of the projects.

Tyler Magoto had question regarding the storm-water impacts associated with ongoing residential development projects, specifically the rapid estate development near Greenback Road. Concerns focused on natural drainage patterns, potential runoff toward existing properties, and the adequacy of planned storm-water infrastructure. Jennifer confirmed that, storm-water analysis is a required component of the development review process. The new subdivision will include a retention basin located in the rear corner of the site. Runoff from newly constructed homes will be directed to this basin. The existing Rapid subdivision lacks a retention basin; therefore, some existing drainage may also flow toward the new facility. Jennifer said she would provide more information once available.

### **New Business:**

**Resolution 2026-1033** – A Resolution Appointing Botkins Mayor Lance Symonds as the Municipal Representative to the Shelby County 9-1-1 Program Review Committee. Matt Hoying informed the Council that this was a volunteer position, but there had to be one mayor to be the representative. Lance volunteered and was Approved by the county to be our representative. It was asked by the county to have all of the Villages pass a resolution appointing Lance Symonds as well. Courtney Prueter made a motion approve and adopt said Resolution. Hilary Brandewie seconded the motion. To this Motion all members present voted “Aye”. Motion carried

**Ordinance 2026-1206** – An Ordinance Levying Assessments for Park Street Curb & Sidewalk Replacement & Declaring an Emergency. Council discussed the process for levying assessments related to curb and sidewalk replacement on Park Street. Because the project is complete, the village must declare an emergency to move forward with issuing final bills to affected property owners. The village must pass an emergency measure so assessments can be approved without three separate readings. During the Park Street reconstruction, sections of curb and sidewalk that were in poor condition were removed and replaced. Property owners are responsible for the cost of curb and sidewalk reconstruction in front of their properties. All affected homeowners previously received estimates during the project. The bills being sent now are the final amounts, which do not differ significantly from the earlier estimates. Homeowners will have 30 days to pay the bill directly. If unpaid, the amount will be added to their property taxes over five years (10 installments). Courtney Prueter inquired on why a resident could not hire their own contractor to pour concrete. The response on this was it’s not that the resident could not hire out their own contractor but then that resident would have to pay the whole cost on their parcel. To that note other factors on this issue were explained that the Village is looking for uniformity in the project. Concrete poured by different contractors often varies in color and finish. Coordinating multiple contractors during a street-wide project is impractical.

A question was raised about why only parts of Park Street were replaced during the earlier project. At that time, concrete prices were extremely high, and estimates suggested some homeowners would face very large bills. To reduce the financial burden, the village allowed some existing concrete to remain. In hindsight, replacing everything would have produced a more uniform appearance, but the decision was based on the information available at the time. A large grant covered approximately 66% of the Park Street project, reducing costs for residents.

For the current work, the village plans to remove and replace all remaining curb and sidewalk sections on Elm Street, except in front of the church and school where the concrete is already in good condition.

Tyler Magoto made a motion to declare an emergency for said ordinance. Chris Boeke seconded the motion. To this Motion all members present voted “Aye”. Motion carried.

Hilary Brandewie made a motion approve and adopt said ordinance. Aaron Ritter seconded the motion. To this Motion all members present voted “Aye”. Motion carried.

**Approve Pay App #1 to Hohenbrink Excavating LLC for the Elm Street Improvement Project:** For materials & work completed 01/05/26 – 01/29/26. Amount is \$45,843.24.

Jennifer just explained the way this works is as these contractors are in town working on these projects. periodically throughout the project, they'll ask for payment as they spend money. The contractor's expectation is to be paid as the project progresses. So, the pay application right now that they're requesting is \$45,843.24 to cover materials that

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they have already purchased for this project and work completed from January 5, 2026 through January 28, 2026. Jennifer also just wanted to recap that the original contract totaled approximately \$1.272 million. The village received a \$350,000 OPWC grant to help offset the cost. The first several payments for the project will be made using those grant funds.

Courtney Prueter made a motion approve and pay said Pay App. Hilary Brandewie seconded the motion. To this Motion all members present voted "Aye". Motion carried.

### **Create CRA Housing Council, consisting of the following:**

- a. 2 members appointed by the Mayor
- b. 2 members appointed by the Village Council
- c. 1 member appointed by the Planning Commission
- d. The majority of the members shall then appoint 2 additional members who shall be residents within the Community Reinvestment Area.

### **Establish a Tax Incentive Review Council, consisting of the following:**

- a. 3 representatives appointed by the Board of County Commissioners
- b. 2 representatives of the Village of Fort Loramie appointed by the Mayor with Village Council concurrence
- c. The County Auditor or its designee
- d. 1 representative of each affected Board of Education

The next steps required to establish the Community Reinvestment Area (CRA). Jennifer explained that, as part of the statutory process, the CRA ordinance had to be posted publicly on two separate weeks, which has already been completed. The application for state approval is prepared and will be mailed. Creating a CRA requires the formation of both a Housing Council and a Tax Incentive Review Council. The Housing Council must include two members appointed by the mayor, two appointed by village council, one appointed by the planning commission, and then those five members must jointly appoint two additional residents from within the CRA area—which, in this case, encompasses the entire Village of Fort Loramie. The Tax Incentive Review Council must include three representatives appointed by the county commissioners, two representatives of the village appointed by the mayor with council approval, the county auditor or designee, and a representative from each affected school district, which for Fort Loramie is only one.

Chris Boeke asked whether the school district receives a representative even if it did not support the CRA; Jennifer noted this. She said some things will require more research for clarification and described the difficulty in obtaining guidance from the Ohio Department of Development, noting multiple attempts to contact the agency without response. Other municipalities with established CRAs, such as Anna and Russia, have indicated that the process becomes straightforward once the initial setup is complete.

Council then discussed the formation of the CRA Housing Council and the practical steps needed to staff it. Members noted that several positions must be appointed by the mayor and several by village council, and they questioned whether council members themselves could serve in those roles. Because the statute does not clearly state whether appointees may come from within council, staff agreed to seek clarification. The planning commission may face a similar situation and could also choose to appoint from within its own membership. Jennifer explained that she has been consulting frequently with Angela Hamburg from Shelby County Regional Planning, who has prior experience establishing CRAs and has been the most helpful resource so far. Additional questions—including whether council members may serve and how the school district's representative is handled—will be brought to Angela for guidance.

Council continued reviewing the structure and responsibilities of the CRA Housing Council and the Tax Incentive Review Council. Jennifer noted that the resolution does not clearly outline specific duties for the Housing Council beyond establishing three-year terms and filling vacancies in the same manner as the original appointments. In contrast, the Tax Incentive Review Council has defined responsibilities, including annually reviewing all CRA agreements that grant commercial or industrial property tax exemptions and making written recommendations to

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council on whether to continue, modify, or terminate those agreements. Much of this work relates to business tax abatements, such as those previously granted in the industrial park. It was also explained that the CRA approved by council allows up to a 75% tax abatement for five years, since the school district did not support a 100% exemption. Residents or businesses who build new structures or expand existing ones will likely apply for the incentive, and both councils will need to meet to determine whether applicants meet program criteria. Council discussed whether the same individuals could serve on both the Housing Council and the Tax Incentive Review Council, given the overlap in responsibilities, and whether council members themselves could be appointed. Because the statute does not clearly address these questions, staff will seek clarification, including whether one person may serve on both boards. Staff reiterated the difficulty in obtaining guidance from the state but noted ongoing support from Shelby County Regional Planning. Council agreed to table the matter and revisit this next month after additional information is gathered.

Jennifer also informed council that Adam Schmiesing approached her regarding the Village leaf vacuum, which failed last fall. Council may recall previous discussions about potentially purchasing a new leaf vac jointly with the Village of Russia. A new unit would cost approximately \$160,000, with the Village's share estimated at \$80,000 if the cost were split. Given that the equipment is used primarily during a six-week period each year, the expense was significant but necessary for operations. Russia explored repairing their unit, and the Village contacted the same vendor for a quote on repairing ours. A quote was received in the amount of \$6,288.90 to complete the necessary repairs. Craig indicated he is confident that repairs would extend the life of the equipment by approximately five additional years. Given the substantial savings compared to purchasing new, administration considers this the most practical course of action. With the decision to repair the leaf vac rather than replace it, attention turned to the previously budgeted tractor purchase. Funds had been allocated in the 2026 budget for both the potential leaf vac replacement and for replacing the Village's John Deere tractor with a Kubota LX Series tractor. The quoted price last year from Affloder (formerly Prenger Implement) was \$32,331. Due to price increases attributed to tariffs, the anticipated current cost is estimated at approximately \$36,000 (reflecting roughly a 10% increase). It was clarified that the quote does not appear to include a trade-in value. The current tractor, a John Deere model purchased used more than a decade ago, is an older unit dating back to the late 1980s or early 1990s (it was bought used). The tractor is primarily used for general utility work at the parks and does not include a mower attachment. The larger blue tractor is used to operate the leaf vac.

Discussion was held regarding disposition of the existing tractor. Rather than trading it in, it was suggested that the Village may receive a higher return by listing it for sale on GovDeals. It was noted that the purchase is a capital expenditure that was included in the approved budget. As standard procedure for large capital purchases, administration sought Council approval before proceeding and issuing a purchase order. Additional discussion was held regarding the condition of the leaf vac. The motor remains in good condition; however, the vacuum system and attachments have deteriorated due to age. The unit was originally purchased in 1996 and has undergone modifications over time. It has been adapted so that one operator can control the vacuum hose from inside the tractor cab, eliminating the need for a second worker walking alongside. This customized setup is larger than Russia's unit, and staff indicated that using Russia's smaller unit would likely double collection time. The repair work will be completed by a local technician from Versailles who services and sells the equipment. Council expressed agreement that repairing the existing leaf vac is the most cost-effective solution. Administration requested a motion to approve moving forward with the tractor purchase as budgeted. Courtney made a motion to approve the purchase. Hillary Brandewie seconded the motion. To this Motion all members present voted "Aye". Motion carried.

**Announcements:** Large Item Clean-Up is scheduled for Saturday, May 2, 2026 from 8am-10am. Will be held on Tower Drive. This is for Village Residents ONLY.

**Final Comments:**

Aaron Ritter asked if we have a charter, Hilary Brandewie also wanted to know about this. They both expressed that this was a topic that was heavily talked about at a recent training. Jennifer and Matt said that we do not, we follow Ohio Revised Code. Jennifer said she would reach out to the other local Villages to see if any of them do a charter and if they do will ask to have them send over what it consists of. She will research and update council on this matter.

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Aaron Ritter also inquired if Shinn Brothers followed up with Barrett Paving regarding the Pickle ball court pitting issue. Jennifer said not at this time but stated the follow up sometime in March once the weather is better.

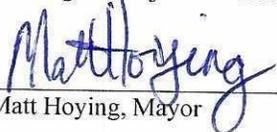
Matt Hoying asked the boy scouts if they had any other questions. One of the fathers reverted back to the table(seating) question and said he felt that the boy scout originally meant if we sat in an order according to position. Matt then informed that there was no specific seating in regards to positions. He then went around the table and informed the boy scouts who held what position and each person spoke a bit on what their job entails. Another boy scout asked how do you get one of these positions. Matt informed that the mayor and the Council members are voted in by the local voters, the other positions are hired in. Guest Todd Garrett then also informed what he does with Pioneer Electric.

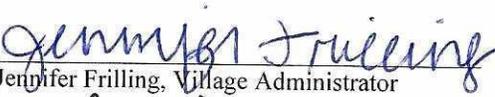
**Executive Session:** None

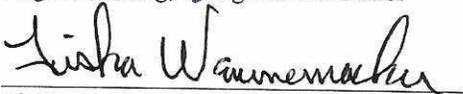
**Adjournment:**

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

The meeting was adjourned until March 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.

