# COUNCIL OF THE VILLAGE OF FORT LORAMIE

# REGULAR SESSION

September 16,2026

Village of Fort Loramie convened in regular session from 7:00 P.M. to 7:42 P.M. at 14 Elm St, Fort Loramie OH. Matt Hoying - Mayor called the meeting to order with the following members and guests present:

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| 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, Police Chief Nathan Brown, Tisha Wannemacher

***GUESTS:*** Todd Garrett (Pioneer)

***SOLICITOR***: Madison Brinkman

**Approval of Minutes:** Mayor Matt Hoying asked for a motion to approve the minutes from the August 26,2026 meeting. A motion was made by Chris Boeke and seconded by Hilary Brandewie to accept the minutes of the August 26, 2026 meeting as presented. To this motion all members present voted aye. Motion carried.

**Approval of Bill:** A motion was made by Tyler Magoto and seconded by Ryan Simon to authorize the Fiscal Officer to pay the bills as presented in the amount of $181,781.01. To this motion all members present voted aye. Motion Carried.

**Excuse Absent Councilmen** – none

**Acceptance of Pay Ins:** A motion was made by Aaron Ritter and seconded by Courtney Prueter to accept the pay ins as presented in the amount of $349617.74. To this motion all members present voted aye. Motion Carried.

**Committee Reports**

**Finance:** No meeting this past month. The total income tax receipts for August 2026 were $138,667.27 which is up $6,535.53 or 5.7% from August 2025. As of September 15,2026, the total income tax receipts for September are $86,630.26 which is down $57,898.97 or a decrease of 44.5% from end of August 2025 with 11 days of collections remaining.

The budgeted income tax amount for 2026 is $1,600,00.00.

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| Total income tax for the year to date – 2026 is | $1,211,397.16 |
| Total Income Tax for 2025 | $1,786,794.27 |
| | ($575,397.11) |

**Police & Safety:** No committee meeting was held this past month. Chief Brown distributed the monthly call log report and provided Council with an update on the new police cruiser. The cruiser is expected to arrive in early October. Once received, it will be sent out for the necessary equipment installation and outfitting before being placed into service.

**Parks:** Chris reported that a Parks Advisory Board meeting is scheduled for October 7, 2026, to discuss planning for the upcoming year, available park funds, and potential capital improvements at Redskin Memorial Park.

Jennifer proved the following updates:

Due to the unusually heavy rainfall in August, park maintenance crews have been busy keeping up with mowing. The Mercer Group completed work at Jared Hoying Field, and the Story Walk has been installed. The library will be responsible for placing books in the displays.

Jennifer and Craig met with an Ohio Department of Natural Resources tree specialist to review concerns with several young trees at Redskin Memorial Park and discuss the Village's five-year tree planting plan. Additional trees are scheduled to be planted in early November.

At Canal Park, power washing of the sidewalks is planned prior to German Heritage Days. Improvements at Heritage Plaza have been completed. At Canal Plaza, the limestone has been sealed, and the fountain is operational. Gehret Nursery will replace several shrubs, and a final walkthrough will be conducted once the landscaping is complete. She also reported that a memorial bench donated by the Seger family has been installed at Canal Park, including a commemorative plaque, at no cost to the Village.

Additional discussion included the maintenance of the pitcher's mound at Jared Hoying Field and coordination with the school regarding its upkeep.

**Streets & Sanitation:** There was discussion on the recent water leak detection survey conducted throughout the Village's water distribution system. The survey identified approximately 79,000 gallons of water loss per day, not including the leak on Dogwood Drive. Repairs have been completed at Leo Street and Park Street, as well as Dogwood Drive. Remaining leaks will be addressed in order of severity as time and materials permit. The survey included testing hydrants and valves throughout approximately 14 miles of waterlines. Village employees also received training on existing leak detection equipment, allowing them to conduct additional testing on service lines as needed. Council discussed the benefits of scheduling periodic leak detection surveys as part of routine maintenance. Water production and billing reports will be monitored to evaluate improvements in water loss following the repairs.

Annual hydrant flushing is scheduled to begin in September and may take up to two weeks to complete. Flushing is required for water quality maintenance and provides an opportunity to inspect hydrants for proper operation. Due to the additional water usage associated with flushing, October water readings are expected to provide a more accurate assessment of water loss reductions.

Street paving projects were also briefly discussed, with work schedules being coordinated around hydrant flushing and the upcoming German Heritage Days festivities.

**Planning:** The Planning Commission met on September 9,2026 and approved three items of new business: Rapid Development Phase II, 71 Monterey Drive, and 54 Willman Street.

2027 Budget Review: Council discussed the upcoming 2027 budget review process. The first review was scheduled for October 21, 2026, at 6:00 p.m., prior to the regular Council meeting. Budget reviews will continue in November and December, with final approval anticipated in December. Although primarily Finance Committee meetings, all Council members are encouraged to attend due to discussions involving capital projects and departmental expenditures. Administrator Frilling will distribute the preliminary budget in advance for review. Additional meetings may be scheduled if necessary. Updated meeting invitations will be sent to Council members.

**Old Business:**

Jennifer provided the following project updates:

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**Rapid Estates Phase II:** The Planning Commission approved the revised final plat reflecting the previously approved 25-foot front yard setback.
**Weigandt Development:** The developer has received the Mylar plat for recording. Construction is pending contractor availability.
**Elm Street:** Administrator Frilling will begin preparing assessments, with readings anticipated in October, November, and December.
**Walnut Street:** Construction is anticipated to begin in early 2027, weather permitting.
**Industrial Park Expansion:** Project is complete, with quotes pending for two additional streetlights.
**Park Street:** Paving is underway.
**Heritage and Canal Plazas:** Projects are substantially complete, with shrub installation and final walkthrough remaining.
**Zoning Code Amendments:** Council reviewed proposed amendments addressing exterior siding materials and prohibiting shipping containers and similar structures as accessory buildings outside industrial districts. Formal ordinance adoption is anticipated in October.
**Short-Term Rentals:** Council discussed establishing regulations for Airbnb and similar rentals. The matter will be referred to the zoning board for review.
**Ryan Smith Property:** The Shelby County Health Department will consider condemnation of the property. A certified letter will require removal of the hazardous tree by October 16, 2026. Failure to comply may result in Village removal and assessment of costs to the property owner.

**New Business:**

**Rapid Estates Phase II – Final Plat:** Council approved the revised final plat reflecting the 25-foot front yard setback.
**271 Monterey Drive – Replat:** Council approved combining two parcels into one for Joe Rittenhouse's proposed swimming pool.
**54 Willman Street – Replat:** Council approved combining two parcels into one to accommodate a second driveway for camper parking.
**Farm Ground Lease:** Council reviewed the Village's farm ground lease and agreed to change the term from three years to an annual lease due to potential industrial park development. Council discussed reimbursement of rent and $100 per affected acre for crop-related losses if development interrupts farming operations. Legal counsel will revise the agreement, with advertising and bid opening anticipated in October.

**Announcements:**

- The final street sweeping was completed, excluding Park Street due to ongoing construction.
- German Heritage Days scheduled for September 25–26, 2026, and encouraged volunteers to assist.
- Trick-or-Treat scheduled for October 29, 2026, from 6:30–8:00 p.m. with a rain date of November 1,2026 from 3:00pm-4:30pm.
- Council confirmed budget review meetings will begin at 6:00 p.m., prior to regular Council meetings

**Final Comments:**

Drainage tile improvements along Greenback Road were discussed, with confirmation that the work was completed by area property owners at no expense to the Village.

Concerns were raised regarding the sidewalk elevation at a business entrance. Administrator Frilling reported that Village staff and Choice One Engineering had reviewed the area. Possible modifications, drainage concerns, and associated costs were discussed, with no further action determined at this time.

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Maintenance concerns at Victoria's Garden were addressed, with regular upkeep to be incorporated into the Village's maintenance responsibilities. Future landscaping and irrigation improvements were also considered.

Questions were raised regarding the relocation of the school crosswalk. Jennifer explained that the relocation was part of the engineered street improvements and confirmed that Village staff had addressed the concerns with school representatives.

The appearance of the former water plant building near the park courts was discussed, with repainting suggested as a potential future improvement to complement surrounding park facilities.

Tisha just asked for signatures.

Jennifer announced hydrant flushing scheduled for the week of September 21, 2026. She also reported that the Chamber is seeking a donated Christmas tree for the annual community tree lighting, scheduled for the Sunday following Thanksgiving. Students are expected to decorate the tree on Tuesday, with Wednesday designated as a rain date. The event will be coordinated with other local holiday activities.

**Executive Session:**

Tonight's Executive Session was regarding purchasing property. A motion to enter executive session was made by Courtney Prueter and seconded by Tyler Magoto. To this Motion all members present voted "Aye". Motion carried. (8:23pm)

A motion to exit executive session was made by Tyler Magoto and seconded by Aaron Ritter. To this Motion all members present voted aye. Motion carried. (8:49pm)

**Adjournment:**

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

The meeting was adjourned until October 21,2026 at 7:00 P.M. at 14 Elm St., Fort Loramie OH.

Matt Hoying

Mr. Matt Hoying, Mayor

Jennifer Frilling

Jennifer Frilling, Village Administrator

Tisha Wannemacher

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.