

## **CITY OF GERMANTOWN COUNCIL**

**TUESDAY, SEPTEMBER 2, 25**

The City of Germantown Council met in regular session on September 2, 2025 at 7:00 p.m. in the city building Council Chambers.

### **PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was recited.

### **MEMBERS PRESENT:**

The following members were present at the Call to Order: Mayor Terry Johnson, Mr. Jeffrey Jones; Mrs. Bonnie Koogler, Mr. Michael Kuhn, and Mr. Brian Wafzig.

### **MEMBERS ABSENT:**

Mr. Rick Reed and Mr. Robert Rettich IV were absent.

### **ALSO PRESENT:**

Also present were Judy Gilleland, City Manager; Dan Alldred, Fire Chief; Matt Burns, Police Chief; Pat Shively, Finance Director; Chip Warrig, Service Department; Will Parsons, Community Relations Manager; Kelli Sanders-Novak, Clerk of Council, and several visitors.

### **PUBLIC RECOGNITION:**

Mayor Johnson presented the Schenck Family with a certificate of appreciation celebrating 90 years of excellent service to the Germantown community.

They thanked everyone for their continued support and invited everyone to their upcoming open house.

The Germantown Eagle Members accepted a Certificate of Appreciation for their generous donations to the Fire-EMS Department and the Police Department.

The Germantown Lions Club members accepted a Certificate of Appreciation for their generous donation to the Fire-EMS Department.

### **CITIZEN'S FORUM:**

State Representative, Rodney Creech, addressed Council and gave a brief update about various items on our state level.

Mayor Johnson thanked Mr. Creech for his support and assistance in trying to get funding for those who were affected by the last major storm that hit Germantown.

### **MANAGER'S REPORT:**

Mrs. Gilleland congratulated Schenck Furniture on their 90th anniversary. She also thanked the Lions Club and the Eagles Club for their generosity towards the city.

Amy Schmidt (via zoom) with Fishbeck Engineering gave a brief update about the upcoming Covered Bridge Project. The bid process should begin in October. She is pleased that the city has received several grants to assist with the large project.

Mr. Parsons updated on the new water slide at the pool. We have decided to go with the company that installed our existing slide 20 years ago. The new slide will be installed this fall in the amount of \$90,000.00.

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He went on to read a memo from Dave Eshbaugh regarding the city lot on Center Street. We would like Council to consider a 50-year lease with Don's Pizza. This agreement would allow Don's Pizza to use the property and be responsible for the maintenance of the property. Don's Pizza has committed to making improvements to the property for the visitors and residents of Germantown to enjoy.

Chief Alldred reviewed Resolution 25-47 to replace the current equipment with three new power cots and two new life packs. The current equipment has outlived its life expectancy and is starting to fail.

Ms. Shively reviewed the items on the consent agenda and the proposed legislation. This includes our quarterly credit card policy, a new tax code, our yearly assessments and the amendments to the appropriations.

Mr. Wirrig reviewed Resolution 25-43 that allows us to apply for OPWC Funds to proceed with Kemp Street Water Main Project. Ordinance 25-44 will accept the improvements for Creekside at Berryview Estates. Ordinance 25-45 is accepting improvements for the Walnut Hills Development.

### **CLERK'S REPORT:**

Mrs. Novak reviewed Ordinance 25-42 for the assessment of abatement mowing of certain properties in the city.

### **MAYOR'S REPORT:**

Mayor Johnson congratulated Schenk Furniture for 90 years of success and service to our community.

He thanked the Eagles Club and the Lions Club for their generous donations to our Police and Fire Departments.

He thanked everyone who took part in another successful SNO Event. The next event will be the Nightmare on Main Event on October 11.

He is planning on attending the Mayors and Managers' Meeting next week.

The Park Board will be meeting on September 3 at the depot.

The MMI Committee met in August and discussed the large monuments, plaques and the planting of the pollinator fields.

He welcomed our newest business, Eye Docs Family Eyecare, on Market Street and wished them much success.

He mentioned that on this date WWII ended.

He sent his condolences to the Green Family for their loss.

He asked everyone to adopt the policy "if you see something, say something" when in our parks or utilizing the bike path. Our Police department should be contacted directly and immediately when the circumstances are warranted.

He announced that the city would be hosting a street dedication ceremony on September 11 for Corporal Adam D. Jones Way. This is to honor Adam for his service to our country and his ultimate sacrifice.

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### COUNCIL MEMBERS' REPORTS:

#### **Mr. Jones's Report:**

Mr. Jones thanked Schenk Furnitruue for their dedicated service to our community and congratulations to them for 90 years of operating a successful business.

He plans on attending the MVRPC Meeting this week.

He and many others have been enjoying the senior swim hour at the pool. He thanked the staff for their hard work.

#### **Mrs. Koogle's Report:**

Mrs. Koogle thanked State Representative Creech for attending the meeting.

She congratulated all the guests that received certificates tonight.

She encouraged everyone to attend the upcoming Pretzel Festival.

She plans to attend the Cemetery Board Meeting this month.

#### **Mr. Kuhn's Report:**

Mr. Kuhn thanked Schenk Furniture for their dedication to running a successful business and supporting Germantown. He went on by thanking the Eagles and the Lions Club for their generosity.

He thanked all staff for their efforts in obtaining funding and grants for the upcoming bridge project.

The Economic Development Committee is always focused on our businesses and expanding downtown. The new wayfinding signage has been installed and looks great. This should be a great addition to our downtown area.

#### **Mr. Wafzig's Report:**

Mr. Wafzig attended the MVCC meeting in August. We discussed the aggregation programs for electric and natural gas.

He commented on the 1-million-dollar restoration project on the covered bridge and noted the city will only have to pay approximately \$62,000.00. He thanked everyone that helped secure funds and grants to get this project done. The staff did an unbelievable job.

He announced the upcoming community garage sale in September.

He encouraged residents to participate in the Twisted Pretzel Ride that is the same weekend as our Pretzel Festival. This event benefits several charities in our community.

### CONSENT AGENDA:

1. July 7, 2025-Regular Session Meeting Minutes
2. July 7, 2025-Work Session Meeting Minutes
3. Request from the Ohio Division of Liquor Control for a new C-2 Liquor Permit for Dolgen Midwest LLC-Dollar General Store #4987 (Staff has no issues with the permit)
4. Accept the 2025 Third Quarter Credit Card Report (This is a requirement by the State Auditor per the credit card policy)
5. Motion to approve lease of city parcel to Don's Pizza

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6. RESOLUTION NO. 25-43  
A RESOLUTION AUTHORIZING THE CITY MANAGER TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION PROGRAM(S) AND TO EXECUTE CONTRACTS AS REQUIRED FOR THE KEMP STREET WATER MAIN IMPROVEMENTS
7. RESOLUTION NO. 25-46  
A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH MASON WATER SLIDES., FOR A NEW WATER SLIDE TO BE USED AT THE GERMANTOWN AQUATIC CENTER.
8. RESOLUTION NO. 25-47  
A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH STRYKER SALES, LLC FOR LEASE/PURCHASE OF NEW LIFE PAKS AND POWER COTS TO BE USED BY THE CITY OF GERMANTOWN FIRE-EMS DEPARTMENT.
9. RESOLUTION NO. 25-49  
A RESOLUTION TO DECLARE SURPLUS PROPERTY AND AUTHORIZE THE CITY MANAGER TO SELL SAID PROPERTY.

**MOTION:** Mr. Kuhn moved to approve the Consent Agenda.

ROLL CALL: Mr. Jones, yes; Mrs. Koogle, yes; Mr. Kuhn, yes; Mr. Wafzig, yes; Mayor Johnson, yes. 5-yes, 0-no. MOTION CARRIED.

**LEGISLATION:**

**INTRODUCTION:**

ORDINANCE NO. 25-36  
AN ORDINANCE TO AMEND CHAPTER 182, INCOME TAX EFFECTIVE JANUARY 1, 2016, OF THE CODIFIED ORDINANCES OF GERMANTOWN, OHIO.

Mayor Johnson stated the Public Hearing would be October 6, 2025.

EMERGENCY ORDINANCE NO. 25-37  
AN ORDINANCE LEVYING ASSESSMENTS FOR SEWER UTILITY SERVICE FOR CERTAIN PROPERTIES IN THE CITY OF GERMANTOWN, OHIO, AND DECLARING AN EMERGENCY.

**MOTION:** Mr. Kuhn moved to suspend the rules on Emergency Ordinance No. 25-37.

ROLL CALL: Mr. Jones, yes; Mrs. Koogle, yes; Mr. Kuhn, yes; Mr. Wafzig, yes; Mayor Johnson, yes. 5-yes, 0-no. MOTION CARRIED.

Mayor Johnson opened the Public Hearing, Council was not addressed. The Public Hearing was then closed.

**MOTION:** Mr. Kuhn moved to adopt Emergency Ordinance No. 25-37.

ROLL CALL: Mr. Jones, yes; Mrs. Koogle, yes; Mr. Kuhn, yes; Mr. Wafzig, yes; Mayor Johnson, yes. 5-yes, 0-no. MOTION CARRIED.

EMERGENCY ORDINANCE NO. 25-38  
AN ORDINANCE LEVYING ASSESSMENTS FOR WATER UTILITY SERVICE FOR CERTAIN PROPERTIES IN THE CITY OF GERMANTOWN, OHIO, AND DECLARING AN EMERGENCY.

**MOTION:** Mr. Kuhn moved to suspend the rules on Emergency Ordinance No. 25-38.

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ROLL CALL: Mr. Jones, yes; Mrs. Koogle, yes; Mr. Kuhn, yes; Mr. Wafzig, yes; Mayor Johnson, yes. 5-yes, 0-no. MOTION CARRIED.

Mayor Johnson opened the Public Hearing, Council was not addressed. The Public Hearing was then closed.

**MOTION:** Mr. Kuhn moved to adopt Emergency Ordinance No. 25-38.

ROLL CALL: Mr. Jones, yes; Mrs. Koogle, yes; Mr. Kuhn, yes; Mr. Wafzig, yes; Mayor Johnson, yes. 5-yes, 0-no. MOTION CARRIED.

**EMERGENCY ORDINANCE NO. 25-39**

**AN ORDINANCE LEVYING ASSESSMENTS FOR TRASH UTILITY SERVICE FOR CERTAIN PROPERTIES IN THE CITY OF GERMANTOWN, OHIO, AND DECLARING AN EMERGENCY.**

**MOTION:** Mr. Kuhn moved to suspend the rules on Emergency Ordinance No. 25-39.

ROLL CALL: Mr. Jones, yes; Mrs. Koogle, yes; Mr. Kuhn, yes; Mr. Wafzig, yes; Mayor Johnson, yes. 5-yes, 0-no. MOTION CARRIED.

Mayor Johnson opened the Public Hearing, Council was not addressed. The Public Hearing was then closed.

**MOTION:** Mr. Kuhn moved to adopt Emergency Ordinance No. 25-39.

ROLL CALL: Mr. Jones, yes; Mrs. Koogle, yes; Mr. Kuhn, yes; Mr. Wafzig, yes; Mayor Johnson, yes. 5-yes, 0-no. MOTION CARRIED.

**EMERGENCY ORDINANCE NO. 25-40**

**AN ORDINANCE LEVYING ASSESSMENTS FOR STORM WATER UTILITY SERVICE FOR CERTAIN PROPERTIES IN THE CITY OF GERMANTOWN, OHIO, AND DECLARING AN EMERGENCY.**

**MOTION:** Mr. Kuhn moved to suspend the rules on Emergency Ordinance No. 25-40.

ROLL CALL: Mr. Jones, yes; Mrs. Koogle, yes; Mr. Kuhn, yes; Mr. Wafzig, yes; Mayor Johnson, yes. 5-yes, 0-no. MOTION CARRIED.

Mayor Johnson opened the Public Hearing, Council was not addressed. The Public Hearing was then closed.

**MOTION:** Mr. Kuhn moved to adopt Emergency Ordinance No. 25-40.

ROLL CALL: Mr. Jones, yes; Mrs. Koogle, yes; Mr. Kuhn, yes; Mr. Wafzig, yes; Mayor Johnson, yes. 5-yes, 0-no. MOTION CARRIED.

**EMERGENCY ORDINANCE NO. 25-41**

**AN ORDINANCE LEVYING SPECIAL ASSESSMENTS ON THE LOTS OF THE CITY OF GERMANTOWN TO PAY THE COST AND EXPENSES OF FURNISHING AND MAINTAINING A STREET LIGHTING SYSTEM FOR 2025, AND DECLARING AN EMERGENCY.**

**MOTION:** Mr. Kuhn moved to suspend the rules on Emergency Ordinance No. 25-41.

ROLL CALL: Mr. Jones, yes; Mrs. Koogle, yes; Mr. Kuhn, yes; Mr. Wafzig, yes; Mayor Johnson, yes. 5-yes, 0-no. MOTION CARRIED.

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Mayor Johnson opened the Public Hearing, Council was not addressed. The Public Hearing was then closed.

**MOTION:** Mr. Kuhn moved to adopt Emergency Ordinance No. 25-41.

ROLL CALL: Mr. Jones, yes; Mrs. Koogle, yes; Mr. Kuhn, yes; Mr. Wafzig, yes; Mayor Johnson, yes. 5-yes, 0-no. MOTION CARRIED.

**EMERGENCY ORDINANCE NO. 25-42**

AN ORDINANCE LEVYING AN ASSESSMENT FOR THE CUTTING AND REMOVAL OF WEEDS AND/OR PLANT GROWTH FOR CERTAIN PROPERTIES IN THE CITY OF GERMANTOWN, OHIO, AND DECLARING AN EMERGENCY.

**MOTION:** Mr. Kuhn moved to suspend the rules on Emergency Ordinance No. 25-42.

ROLL CALL: Mr. Jones, yes; Mrs. Koogle, yes; Mr. Kuhn, yes; Mr. Wafzig, yes; Mayor Johnson, yes. 5-yes, 0-no. MOTION CARRIED.

Mayor Johnson opened the Public Hearing, Council was not addressed. The Public Hearing was then closed.

**MOTION:** Mr. Kuhn moved to adopt Emergency Ordinance No. 25-42.

ROLL CALL: Mr. Jones, yes; Mrs. Koogle, yes; Mr. Kuhn, yes; Mr. Wafzig, yes; Mayor Johnson, yes. 5-yes, 0-no. MOTION CARRIED.

**ORDINANCE NO. 25-44**

AN ORDINANCE ACCEPTING THE PUBLIC IMPROVEMENTS IN THE CREEKSIDE AT BERRYVIEW ESTATES SUBDIVISION.

Mayor Johnson stated the Public Hearing would be October 6, 2025.

**ORDINANCE NO. 25-45**

AN ORDINANCE ACCEPTING THE PUBLIC IMPROVEMENTS IN THE WALNUT HILL SUBDIVISION.

Mayor Johnson stated the Public Hearing would be October 6, 2025.

**ORDINANCE NO. 25-48**

AN ORDINANCE TO AMEND ORDINANCE NO. 25-31 APPROPRIATIONS FOR CURRENT EXPENSES AND EXPENDITURES OF THE CITY OF GERMANTOWN, STATE OF OHIO, FOR THE FISCAL YEAR ENDING DECEMBER 31, 2025.

Mayor Johnson stated the Public Hearing would be October 6, 2025.

**PUBLIC HEARING**

None.

**EXCUSE ABSENT MEMBERS:**

**MOTION:** Mr. Kuhn moved to excuse Mr. Reed and Mr. Rettich.

ROLL CALL: Mr. Jones, yes; Mrs. Koogle, yes; Mr. Kuhn, yes; Mr. Wafzig, yes; Mayor Johnson, yes. 5-yes, 0-no. MOTION CARRIED.

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ADJOURNMENT:

There being no further business to come before the Council, Mr. Rettich moved to adjourn the meeting.

The meeting adjourned at 7:58 p.m.

Respectfully Submitted,

Kelli R. Sanders-Novak  
Clerk of Council

Terry Johnson  
Mayor