

## **CITY OF GERMANTOWN COUNCIL**

**MONDAY, DECEMBER 1, 25**

The City of Germantown Council met in regular session on December 1, 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; Scott Davies, Law Director; Jonathan Moore, Service Director; Mike Licking, Economic Development; Pat Shively, Finance Director; Mike Roseberry, Property Maintenance; Will Parsons, Community Relations Manager; Kelli Sanders-Novak, Clerk of Council, and several visitors.

### **PUBLIC RECOGNITION:**

None.

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

None.

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

Mrs. Gilleland reviewed the items on the agenda. Most of the items are standard end of the year housekeeping items. Updates to the personnel manual, pay increase, the 2026 budget, income tax and property maintenance are included on the agenda.

She wished everyone a Happy and Safe Holiday Season.

Mr. Moore reviewed Resolution No.25-66, the FRWWT maintenance contract. This will be a joint agreement with several entities with Warren County for wastewater services for the city.

Mrs. Shively updated Council several items for the end of the year finances. Resolution No. 25-69 is the advancement of property taxes from Montgomery County. Emergency Ordinance 25-68 is regarding our income tax ordinance that needs to be in place for the upcoming tax season. Emergency Ordinance 25-72 is the final appropriation for 2025. Ordinance 25-60 will establish the appropriations for 2026. Ordinance 25-65 will adopt the 2026 budget and capital improvement program.

Mr. Parsons thanked everyone who made the Home for the Hollydays event a huge success. He encouraged residents to view the holiday lighting display at VMP. Santa is still accepting letters at City Hall if children would like to drop them off. The Horse Parade and Christmas in the Park will also be in VMP for residents to enjoy.

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

None.

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### LAW DIRECTOR'S REPORT:

The Law Director reviewed the proposed legislation that would allow the city to proceed with civil penalties on the property/owners of the property maintenance violations. This will help us in our efforts to get certain properties in compliance with our code.

He also reviewed the proposed legislation regarding the change in the speed limit on Cherry Street to 25 mph in our residential areas.

### MAYOR'S REPORT:

Mayor Johnson thanked everyone who took the time to vote for our Parks Levy and our council and township seats. He looks forward to working with everyone over the next several years.

He attended the Mayors and Managers' Dinner.

Valley View Schools will be hosting a Focus on Your Future Event this Friday. Students will head out to assist members of the community in various ways.

He announced that the Parks Board will be meeting on December 13 before the Christmas in the Park event.

He attended the MMI meeting. They discussed funds, the memorial wall and various upcoming projects.

He thanked everyone that attended the Hollydays downtown event. It was cold but well attended.

He wished everyone a safe and happy holiday season. He thanked all the city staff for their hard work throughout the year. He thanked the businesses in Germantown for their efforts to make Germantown thrive.

### COUNCIL MEMBERS' REPORTS:

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

Mr. Jones congratulated the Mayor and Council on winning the election.

He attended the BZA meeting. They approved a variance for a fence.

He plans on attending the MVRPC meeting this month.

He wished everyone Happy Holidays.

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

Mrs. Koogle stated it was good to be back due to a fall. She thanked everyone for their support and kindness.

The Cemetery is looking to repair the wall along Market Street.

She congratulated the members of council on their reelection.

She thanked Staff for their hard work and wished everyone a Happy and Safe Holiday Season.

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

Mr. Kuhn thanked the business for their festive decorations in the downtown. The downtown Hollydays event was cold but a great success. He thanked those who made the event possible. He welcomed Mike Lucking and Sheree Henson to our Economic Development Team.

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He thanked the Staff and commented on how nice the covered bridge looks with the lights.

He thanked the residents who voted in the election and that Council is still together.

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

Mr. Wafzig thanked staff for the holiday decorations throughout the city. Many of the homes and businesses throughout the city have also been decorated for the holidays, making Germantown look great.

He thanked the residents who voted in the election, and he looks forward to working with all the Council Members and Staff. We all have a great working relationship.

He wished everyone Happy Holidays.

### **CONSENT AGENDA:**

1. November 3, 2025-Regular Session Meeting Minutes
2. November 3, 2025-Work Session Meeting Minutes
3. RESOLUTION NO. 25-66  
A RESOLUTION TO AUTHORIZING THE CITY MANAGER TO EXECUTE THE 2026 FRANKLIN REGIONAL WASTEWATER TREATMENT PLANT OPERATIONS, MAINTENANCE, AND MANAGEMENT SERVICES AGREEMENT.
4. RESOLUTION NO. 25-67  
A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH WOOLPERT, FOR PROFESSIONAL SERVICES FOR THE COVERED BRIDGE.
5. RESOLUTION NO. 25-69  
A RESOLUTION ACCEPTING THE REQUEST FOR TAX YEAR 2025 ADVACEMENT FROM MONTGOMERY COUNTY AUDITOR.
6. RESOLUTION NO. 25-71  
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:**

EMERGENCY ORDINANCE NO. 25-68  
AN ORDINANCE TO AMEND CHAPTER 182, INCOME TAX EFFECTIVE JANUARY 1, 2016, OF THE CODIFIED ORDINANCES OF GERMANTOWN, OHIO, AND DECLARING AN EMERGENCY.

**MOTION:** Mr. Jones moved to suspend the rules on Emergency Ordinance No. 25-68.

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. Wafzig moved to adopt Emergency Ordinance No. 25-68.

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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.

**EMERGENCY ORDINANCE NO. 25-70**

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. 25-70.

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. Wafzig moved to adopt Emergency Ordinance No. 25-70.

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. 25-72**

AN ORDINANCE TO MAKE APPROPRIATIONS FOR CURRENT EXPENSES AND EXPENDITURES OF THE CITY OF GERMANTOWN, STATE OF OHIO, FOR THE FISCAL YEAR ENDING DECEMBER 31, 2025, AND DECLARING AN EMERGENCY.

**MOTION:** Mr. Kuhn moved to suspend the rules on Emergency Ordinance No. 25-72.

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. Wafzig moved to adopt Emergency Ordinance No. 25-72.

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

**PUBLIC HEARING:**

**ORDINANCE NO. 25-58**

AN ORDINANCE TO REPLACE SECTION 161.02, PAY SCHEDULE, OF THE ADMINISTRATIVE CODE OF THE CODIFIED ORDINANCES OF THE CITY OF GERMANTOWN WITH THE ATTACHED PAY SCHEDULE.

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

**MOTION:** Mr. Jones moved to adopt Ordinance No. 25-58.

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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**ORDINANCE NO. 25-59**

**AN ORDINANCE TO REPLACE THE CITY OF GERMANTOWN PERSONNEL MANUAL, EFFECTIVE JANUARY 1, 2026.**

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

**MOTION:** Mr. Wafzig moved to adopt Ordinance No. 25-59.

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

**ORDINANCE NO. 25-60**

**AN ORDINANCE TO MAKE APPROPRIATIONS FOR CURRENT EXPENSES AND EXPENDITURES OF THE CITY OF GERMANTOWN, STATE OF OHIO, FOR THE FISCAL YEAR ENDING DECEMBER 31, 2026.**

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

**MOTION:** Mr. Wafzig moved to adopt Ordinance No. 25-60.

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

**ORDINANCE NO.25-63**

**AN ORDINANCE DESIGNATING A PORTION OF CHERRY STREET AS A RESIDENTIAL STREET AND ESTABLISHING A MAXIMUM SPEED LIMIT OF TWENTY-FIVE (25) MILES PER HOUR, PURSUANT TO OHIO REVISED CODE SECTION 4511.65.**

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

**MOTION:** Mr. Wafzig moved to adopt Ordinance No. 25-63.

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

**ORDINANCE NO. 25-64**

**AN ORDINANCE AMENDING SECTION 1130.99 OF THE PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF GERMANTOWN VIOLATION PENALTIES.**

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

**MOTION:** Mr. Wafzig moved to adopt Ordinance No. 25-64.

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

**ORDINANCE NO. 25-65**

**AN ORDINANCE ADOPTING THE 2026 CITY BUDGET AND CAPITAL IMPROVEMENT PROGRAM.**

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

**MOTION:** Mrs. Koogle moved to adopt Ordinance No. 25-65.

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

**EXCUSE ABSENT MEMBERS:**

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

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

**ADJOURNMENT:**

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

The meeting adjourned at 7:29 p.m.

Respectfully Submitted,

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Kelli R. Sanders-Novak  
Clerk of Council

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Terry Johnson  
Mayor