

**CITY OF GERMANTOWN COUNCIL**

**MONDAY, FEBRUARY 3, 25**

The City of Germantown Council met in regular session on February 3, 2025 at 7:00 p.m. in the City Building Council Chambers.

Mayor Johnson sent his thoughts to all that are struggling from tragedy on the West Coast with the wild fires to the East Coast that are still suffering from the recent hurricanes.

**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 Koogle, Mr. Michael Kuhn, Mr. Rick Reed, Mr. Robert Rettich IV and Mr. Brian Wafzig.

**MEMBERS ABSENT:**

None.

**ALSO PRESENT:**

Also present were Judy Gilleland, City Manager; Pat Shively, Finance Director; Jonathan Moore, Service Director; Chip Wirrig, Service Department; Mike Roseberry, Property Maintenance; Matt Burns, Police Chief; Will Parsons, Community Relations Manager; Kelli Sanders-Novak, Clerk of Council and several visitors.

**ORGANIZATION:**

**2025 Council Liaisons**

Liaison to Boards and Commissions:

- BZA-Jeffrey Jones
- Planning Commission-Robert Rettich
- Parks & Recreation-Terry Johnson
- Pool Board-Rick Reed
- City Beautiful Commission-Rick Reed
- Firemen’s Dependents Board-Jeffrey Jones and Brian Wafzig
- Personnel Board-Terry Johnson
- Cemetery Board-Bonnie Koogle
- Volunteer Peace Officers Dependents Fund-Jeffrey Jones and Rob Rettich
- Economic Development- Mike Kuhn

Appointments to Oversight:

- Parks Oversight-Terry Johnson
- Pool Oversight-Rick Reed
- Fire Oversight-Mike Kuhn
- Senior Oversight-Bonnie Koogle

Liaisons to other Boards and Commission:

- MVRPC-Jeffrey Jones, Alternate-Pat Higgins
- MVRPC TAC-Pat Higgins, Alternate-Jonathan Moore
- MVCC-Brian Wafzig, Alternate-Mike Kuhn
- FRWWTC- Jonathan Moore, Alternate-Jeffrey Jones

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**2025 Committee Appointments**

Appointment of Citizens to Boards and Commission

- Board of Tax Appeals – Laura Fletcher – Term Expires 12-31-27
- Board of Zoning Appeals – Planning Commission Liaison -Whitney Izor-Term Expires 12-31-25
- Board of Zoning Appeals – Bob Treiber – Term Expires 12-31-28
- Economic Development – Mark Heistand - Term Expires 12-31-27
- Park Board – Tom Geglein - Term Expires 12-31-29
- Personnel Board – Terry Dalton - Term Expires 12-31-26
- Personnel Board – Kasandra Cotterman - Term Expires 12-31-26
- Personnel Board – MarkHeistand - Term Expires 12-31-26
- Planning Commission - Larry Wiser - Term Expires 12-31-28
- Planning Commission - Whitney Izor - Term Expires 12-31-28
- Pool Board – Alissa Eshbaugh - Term Expires 12-31-27
- Records Commission - Terry Dalton- Term Expires 12-31-25

Mayor Johnson asked for a nomination for Council President for 2025.

**MOTION:** Mr. Reed moved appoint Brian Wafzig as President of Council for 2025, the appointment of the Council Members Liaisons as submitted for 2025, and to appoint the citizens to the Boards and Commission as submitted for 2025.

ROLL CALL: Mr. Jones, yes; Mrs. Koogle, yes; Mr. Kuhn, yes; Mr. Reed, yes; Mr. Rettich, yes; Mr. Wafzig, yes; Mayor Johnson, yes. 7-yes, 0-no. MOTION CARRIED.

**PUBLIC RECOGNITION:**

None.

**CITIZEN’S FORUM:**

None.

**MANAGER’S REPORT:**

Mrs. Gilleland reviewed the consent agenda and the proposed legislation. It includes two proposed liquor permits, several board appointments and legislation. The continuance of our Montgomery County Mitigation program, a USDA Rural Development Grant for assistance to our downtown businesses. Under Introduction is an Ordinance to revise the Council pay schedule to bring it up to OPERS standards.

Mrs. Shively reviewed legislation concerning the annual appropriations and expenditures amendments.

Chief Burns reviewed the legislation regarding the purchase of a new vehicle for the department and the replacement of the vehicle that was totaled in an accident. He also reviewed the legislation to purchase flock cameras to be used in town by the department.

Mr. Parsons reviewed the legislation regarding the 250<sup>th</sup> statewide celebration of America and legislation to make temporary changes to the DORA hours.

**CLERK’S REPORT:**

Mrs. Novak reviewed the legislation regarding National Inspection Corporation’s new contract for building department services and a new fee schedule to replace the current one that has been in place for many years.

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**MAYOR'S REPORT:**

Mayor Johnson thanked the staff for their hard work with the weather we have had over the past few weeks. He encouraged residents to contact city hall if they have issues with large potholes so they can be addressed.

He attended the January Mayor and Managers Meeting in Yellow Springs. He also attended the Dayton Alumni Friends of Government Reception. They discussed the joint efforts with the City of Dayton and the University of Dayton.

He attended the Parks Board Meeting. Christmas in the Park was a huge success and he thanked those who made it possible.

The MMI Committee met last month. They are working on various projects for 2025.

**COUNCIL MEMBERS' REPORTS:**

**Mr. Jones's Report:**

Mr. Jones is planning on attending the MVRPC meeting this month.

He reminded everyone to please lock their vehicles. We are having an increase in vehicle break-ins in his neighborhood.

**Mrs. Koogle's Report:**

Mrs. Koogle stated that the Senior Oversight Meeting was cancelled due to weather and the current renovations of the Center. She announced that the Senior Center Valentine's Dance will be next week.

She is planning on attending the upcoming Cemetery Meeting. She reminded everyone to clean up their headstones if they have any items on them.

**Mr. Kuhn's Report:**

Mr. Kuhn announced the upcoming event for the downtown, the Galentines Event. This event will be geared toward the ladies to participate in many special events at our downtown businesses. He encouraged ladies to attend the event. The Economic Development Committee has several upcoming events planned for spring.

**Mr. Reed's Report:**

Mr. Reed the CBC will meet on February 10.

The Pool Board will meet February 19.

**Mr. Rettich's Report:**

Mr. Rettich thanked the Street Department for the hard work removing snow during the winter storms.

**Mr. Wafzig's Report:**

Mr. Wafzig attended the financial MVCC meeting this month. He is planning on attending the regular scheduled MVCC meeting. He reminded residents that Germantown is part of the fixed rates for electric in our area and to be aware of other companies that are going door to door.

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**CONSENT AGENDA:**

1. December 2, 2024-Regular Session Meeting Minutes
2. December 2, 2024-Work Session Meeting Minutes
3. December 2, 2024-Regular Session Meeting Minutes
4. Appointment to the Park Board (Term Expires December 31, 2029)  
Philip Isaac Morton
5. Appointment to the Pool Board (Term Expires December 31, 2027)  
Steve Boeder
6. Appointment to the Fire Oversight Committee (Term Expires December 31, 2025).  
Rob Treiber (German Township has approved this appointment)
7. Appointment to the Cemetery Board (Term Expires December 31, 2026).  
John Skapiak (German Township has approved this appointment)
8. Request from the Ohio Division of Liquor Control for a new D5 Liquor Permit for Carjack Worldwide, LLC DBA Parkside Pizza. (Staff has no issues with the permit)
9. Request from the Ohio Division of Liquor Control for a new D1, D2 & D3 Liquor Permit for Medina Rodriquez Family 2 LLC DBA Las Margaritas Mexican Bar & Grill (Staff has no issues with the permit)
10. RESOLUTION NO. 25-01  
A RESOLUTION OF THE CITY OF GERMANTOWN SUPPORTING THE OHIO COMMISSION FOR THE UNITED STATES SEMIQUINCENTENNIAL (AMERICA250-OH).
11. RESOLUTION NO. 25-03  
A RESOLUTION TO DECLARE SURPLUS PROPERTY AND AUTHORIZE THE CITY MANAGER TO SELL SAID PROPERTY.
12. RESOLUTION NO. 25-04  
A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ALTER THE DORA HOURS FOR EVENTS AND FUNCTIONS FOR THE 2025 YEAR.
13. RESOLUTION NO. 25-05  
A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH NATIONAL INSPECTION CORPORATION TO PROVIDE BUILDING CODE COMPLIANCE SERVICES FOR THE CITY OF GERMANTOWN.
14. RESOLUTION NO. 25-06  
A RESOLUTION TO CONTINUE PARTICIPATION IN A MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN IN CONJUNCTION WITH THE MONTGOMERY COUNTY OFFICE OF EMERGENCY MANAGEMENT.
15. RESOLUTION NO. 25-07  
A RESOLUTION TO DECLARE SURPLUS PROPERTY AND AUTHORIZE THE CITY MANAGER TO SELL SAID PROPERTY.
16. RESOLUTION NO. 25-09  
A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPLY AND ACCEPT A USDA RURAL DEVELOPMENT ENTERPRISE GRANT.
17. RESOLUTION NO. 25-10  
A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH FLOCK GROUP, INC., FOR FLOCK CAMERAS TO BE USED BY THE GERMANTOWN POLICE DEPARTMENT.
18. RESOLUTION NO. 25-11  
A RESOLUTION AUTHORIZING THE CITY MANAGER TO PURCHASE TWO DODGE DURANGO PATROL VEHICLES FOR USE BY THE CITY OF GERMANTOWN POLICE DEPARTMENT.

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

**ROLL CALL:** Mr. Jones, yes; Mrs. Koogle, yes; Mr. Kuhn, yes; Mr. Reed, yes; Mr. Rettich, yes; Mr. Wafzig, yes; Mayor Johnson, yes. 7-yes, 0-no. **MOTION CARRIED.**

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**LEGISLATION:**

**INTRODUCTION:**

EMERGENCY ORDINANCE NO. 25-02  
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. 25-02.

ROLL CALL: Mr. Jones, yes; Mrs. Koogle, yes; Mr. Kuhn, yes; Mr. Reed, yes; Mr. Rettich, yes; Mr. Wafzig, yes; Mayor Johnson, yes. 7-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. 25-02.

ROLL CALL: Mr. Jones, yes; Mrs. Koogle, yes; Mr. Kuhn, yes; Mr. Reed, yes; Mr. Rettich, yes; Mr. Wafzig, yes; Mayor Johnson, yes. 7-yes, 0-no. MOTION CARRIED.

ORDINANCE NO. 25-08  
AN ORDINANCE TO REPLACE SECTION 161.05, PAY SCHEDULE, OF THE ADMINISTRATIVE CODE OF THE CODIFIED ORDINANCES OF THE CITY OF GERMANTOWN WITH THE ATTACHED PAY SCHEDULE.

Mayor Johnson stated the Public Hearing will be held March 3, 2025.

**PUBLIC HEARING**

EMERGENCY ORDINANCE NO. 24-54  
AN ORDINANCE CREATING A NEW FUND FOR THE CREEK BANK EROSION FUND, AND DECLARING AN EMERGENCY.

**MOTION:** Mr. Kuhn moved to suspend the rules on Emergency Ordinance No. 24-54.

ROLL CALL: Mr. Jones, yes; Mrs. Koogle, yes; Mr. Kuhn, yes; Mr. Reed, yes; Mr. Rettich, yes; Mr. Wafzig, yes; Mayor Johnson, yes. 7-yes, 0-no. MOTION CARRIED.

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

**MOTION:** Mr. Reed moved to adopt Emergency Ordinance No. 24-54.

ROLL CALL: Mr. Jones, yes; Mrs. Koogle, yes; Mr. Kuhn, yes; Mr. Reed, yes; Mr. Rettich, yes; Mr. Wafzig, yes; Mayor Johnson, yes. 7-yes, 0-no. MOTION CARRIED.

**EXCUSE ABSENT MEMBERS:**

None.

**MOTION:** Mr. Kuhn moved to adjourn to Executive Session under the authority of O.R.C. § 121.22 (G)(2) to consider the purchase of property for public purposes, or for the sale of property at competitive bidding “specifically the purchase of property”.

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ROLL CALL: Mr. Jones, yes; Mrs. Koogle, yes; Mr. Kuhn, yes; Mr. Reed, yes; Mr. Rettich, yes; Mr. Wafzig, yes; Mayor Johnson, yes. 7-yes, 0-no. MOTION CARRIED.

Council adjourned to Executive Session at 7:43 p.m.

**EXECUTIVE SESSION:**

**PRESENT:**

The following members were present at the start of the Executive Session: Mayor Terry Johnson, Mr. Jeffrey Jones, Mrs. Bonnie Koogle, Mr. Michael Kuhn, Mr. Rick Reed, Mr. Robert Rettich IV and Mr. Brian Wafzig.

**ALSO PRESENT:**

Also present were Judy Gilleland, City Manager; Pat Shively, Finance Director; Jonathan Moore, Service Director; Chip Wirrig, Service Department; Mike Roseberry, Property Maintenance; Matt Burns, Police Chief; Will Parsons, Community Relations Manager; Kelli Sanders-Novak, Clerk of Council and five guests. Scott Davies, Law Director, joined via ZOOM.

**MEMBERS ABSENT:**

None.

The aforementioned persons had discussion under the authority of O.R.C. § 121.22 (G)(2) to consider the purchase of property for public purposes or for the sale of property at competitive bidding “specifically the purchase of property”.

**MOTION:** Mr. Kuhn motioned to return to regular session.

VOICE VOTE ON MOTION. ALL IN FAVOR. MOTION CARRIED.

Council reconvened into Regular Session at 8:30 p.m.

**ADJOURNMENT:**

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

The meeting adjourned at 8:31 p.m.

Respectfully Submitted,

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Kelli R. Sanders-Novak  
Clerk of Council

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Terry Johnson  
Mayor