

CITY OF GERMANTOWN COUNCIL

MONDAY, OCTOBER 6, 25

The City of Germantown Council met in regular session on October 6, 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; Mr. Michael Kuhn, Mr. Rick Reed, Mr. Robert Rettich IV and Mr. Brian Wafzig.

MEMBERS ABSENT:

Mrs. Bonnie Koogler was absent.

ALSO PRESENT:

Also present were Judy Gilleland, City Manager; Scott Davies, Law Director; Chip Wirrig, Service Department; Will Parsons, Community Relations Manager; Kelli Sanders-Novak, Clerk of Council, and several visitors.

PUBLIC RECOGNITION:

None

CITIZEN'S FORUM:

Jim Rowalnd, 10021 Carlisle Pike, he is running for Germantown Township Trustee and wanted to introduce himself and remind everyone to vote in the upcoming election.

MANAGER'S REPORT:

Mrs. Gilleland congratulated the Pretzel Festival Committee and the Twisted Pretzel Bike Ride Committee on another successful year. Both events are always such a great event for the community.

She announced that the last SNO for this year will be held October 11.

She reminded everyone to vote in the upcoming election and emphasized that there will be two Park Levies on the upcoming ballot.

She reviewed the consent agenda. The Community Harvest Church replat that has been heard by the Planning Commission. The Covered Bridge final legislation per ODOT. Under Legislation we have a new fiber charge, a new pay schedule for Council and new income tax legislation.

CLERK'S REPORT:

None.

LAW DIRECTOR'S REPORT:

None.

MAYOR'S REPORT:

Mayor Johnson announced that Trick or Treat will be moved to Thursday October 30 from 6-8.

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He thanked the Pretzel Festival Committee and the Twisted Pretzel Committee for another successful year. They both were well attended.

He thanked everyone who attended the Hillcrest Street Dedication for Corporal Jones. This was a well deserved dedication.

He reminded residents that the last SNO will be October 11.

He announced VVHS Focus on Your Future event that will allow students to support the community in various projects that residents may need done. Please contact City Hall for more information.

He attended the Mayors and Managers' Meeting in Centerville. He is planning on attending the next one in Fairborn.

The Park Board will be meeting on November 5 at the Depot. He announced that Christmas in the Park will be December 13.

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

He attended Edna Barnhardt's 100th birthday celebration and wished Councilmember Jones a Happy Birthday as well.

COUNCIL MEMBERS' REPORTS:

Mr. Jones's Report:

Mr. Jones stated he attended the BZA meeting. They approved a conditional use application and a variance application.

He wished a speedy recovery to Mrs. Koogle

Mr. Kuhn's Report:

Mr. Kuhn thanked everyone involved in the Pretzel Festival and the Twisted Pretzel Tour. It is always a good time for all.

The Economic Development Committee is always focused on our businesses and expanding downtown. He welcomed the new businesses in the city. We are looking forward to the opening of the Mexican restaurant.

He wishes Mrs. Koogle a speedy recovery.

Mr. Reed's Report:

Mr. Reed thanked the Pretzel Festival and Twisted Pretzel Tour volunteers for another successful year.

He sent well wishes to Mrs. Koogle.

He thanked all the staff for another successful pool season. We are looking forward to the new water slide for next year. He thanked Jason Gentry for his hard work over the years with the pool and we wish him well in his new position. He thanked the Street Department Staff for removing the old water slide; by doing that, it saved the city a lot of money. The Pool Board will meet next week.

The CBC will meet next week. We will be working on getting the Christmas trees downtown ready. We may need to replace some trees due to their age; they are showing signs of disrepair. He encouraged residents to nominate special homes and displays for the upcoming holiday season so that the CBC can recognize them.

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He read a letter to the public regarding residents being good neighbors to one another and treating each other with respect. He encouraged residents, especially in the Strawberry Fields subdivision, to keep their property clean and maintain it. Some residents in our community are simply not being kind to their neighbors and not keeping their property in an acceptable manner.

Mr. Rettich's Report:

He thanked all those who attended the Pretzel Festival and all who made it possible.

He attended the Planning Commission Meeting, and they discussed and voted on the Community Harvest Church replat. We also discussed the proposed Wendys restaurant and the Dayton Pike Development, aka Bearcreek.

Mr. Wafzig's Report:

Mr. Wafzig stated that residents should have received their aggregation letters for gas in the city.

He encouraged everyone to support the upcoming parks levies that will be on the ballot next month.

He thanked staff for their efforts in having the sidewalks ground down. This project has been noticed by many residents who are thrilled and thankful that the raised sidewalks are no longer a danger.

CONSENT AGENDA:

1. September 2, 2025-Regular Session Meeting Minutes
2. September 2, 2025-Work Session Meeting Minutes
3. September 2, 2025-Regular Session Meeting
4. RESOLUTION NO. 25-50
A RESOLUTION ACCEPTING THE AMOUNTS AND RATES FOR TAX YEAR 2025/2026 AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR.
5. RESOLUTION NO. 25-51
A RESOLUTION TO DECLARE SURPLUS PROPERTY AND AUTHORIZE THE CITY MANAGER TO SELL SAID PROPERTY.
6. RESOLUTION NO. 25-52
A RESOLUTION TO DECLARE SURPLUS PROPERTY AND AUTHORIZE THE CITY MANAGER TO SELL SAID PROPERTY.
7. RESOLUTION NO. 25-55
A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH T.A.R., INC. FOR THE 2025 STREET PROGRAM.
8. RESOLUTION NO. 25-56
A RESOLUTION ENACTED BY THE CITY OF GERMANTOWN, OHIO, HEREINAFTER REFERRED TO AS THE LEGISLATIVE AUTHORITY/LOCAL PUBLIC AGENCY OR "LPA", IN THE MATTER OF THE STATED DESCRIBED PROJECT.
9. RESOLUTION NO. 25-57
A RESOLUTION APPROVING THE COMMUNITY HARVEST CHURCH REPLAT, LOCATED WITHIN THE CITY OF GERMANTOWN.

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

ROLL CALL: Mr. Jones, yes; Mr. Kuhn, yes; Mr. Reed, yes; Mr. Rettich, yes; Mr. Wafzig, yes; Mayor Johnson, yes. 6-yes, 0-no. MOTION CARRIED.

LEGISLATION:

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INTRODUCTION:

ORDINANCE NO. 25-53

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 would be November 3, 2025.

ORDINANCE NO. 25-54

AN ORDINANCE ENACTING A VIDEO SERVICE FEE.

Mayor Johnson stated the Public Hearing would be November 3, 2025.

PUBLIC HEARING

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

MOTION: Mr. Kuhn moved to adopt Ordinance No. 25-36.

ROLL CALL: Mr. Jones, yes; Mr. Kuhn, yes; Mr. Reed, yes; Mr. Rettich, yes; Mr. Wafzig, yes; Mayor Johnson, yes. 6-yes, 0-no. MOTION CARRIED.

ORDINANCE NO. 25-44

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

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

MOTION: Mr. Kuhn moved to adopt Ordinance No. 25-44.

ROLL CALL: Mr. Jones, yes; Mr. Kuhn, yes; Mr. Reed, yes; Mr. Rettich, yes; Mr. Wafzig, yes; Mayor Johnson, yes. 6-yes, 0-no. MOTION CARRIED.

ORDINANCE NO. 25-45

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

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

MOTION: Mr. Reed moved to adopt Ordinance No. 25-45.

ROLL CALL: Mr. Jones, yes; Mr. Kuhn, yes; Mr. Reed, yes; Mr. Rettich, yes; Mr. Wafzig, yes; Mayor Johnson, yes. 6-yes, 0-no. MOTION CARRIED.

ORDINANCE NO. 25-48

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

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

MOTION: Mr. Wafzig moved to adopt Ordinance No. 25-48.

ROLL CALL: Mr. Jones, yes; Mr. Kuhn, yes; Mr. Reed, yes; Mr. Rettich, yes; Mr. Wafzig, yes; Mayor Johnson, yes. 6-yes, 0-no. MOTION CARRIED.

EXCUSE ABSENT MEMBERS:

MOTION: Mr. Kuhn moved to excuse Mrs. Koogler.

ROLL CALL: Mr. Jones, yes; Mr. Kuhn, yes; Mr. Reed, yes; Mr. Rettich, yes; Mr. Wafzig, yes; Mayor Johnson, yes. 6-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 7:30 p.m.

Respectfully Submitted,

Kelli R. Sanders-Novak
Clerk of Council

Terry Johnson
Mayor