

## **CITY OF GERMANTOWN COUNCIL**

**TUESDAY, SEPTEMBER 8, 26**

The City of Germantown Council met in regular session on September 8, 2026 at 7:00 p.m. in the city building Council Chambers.

### **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, and Mr. Brian Wafzig.

### **MEMBERS ABSENT:**

Mr. Robert Rettich IV was absent.

### **ALSO PRESENT:**

Also present were Judy Gilleland, City Manager; Scott Davies, Law Director; Pat Shivley, Finance Director; Jonathan Moore, Service Director; Mike Roseberry, Property Maintenance; Chief Josh Forrer, Fire/EMS Department; Chief Matt Burns, Police Department; Will Parsons, Community Relations Manager; Kelli Sanders-Novak, Clerk of Council, and several visitors.

### **PUBLIC RECOGNITION:**

Mayor Johnson announced that Rachel Denantey was the winner of the hog raffle for the Germantown Fire and EMS Association. He thanked the participants of the night run/walk for making this a huge success.

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

Judge Nicholas Sylvain introduced himself and stated he would be running for the Juvenile Courts Judge seat in the upcoming election. He has 23 years of experience and would like residents to consider voting for him. He encouraged everyone to get out and vote.

Diane Jensen, 20 Prairie Place, informed Council of the conditions of 21 Prairie Place. She is making Council aware of the concerns of 21 Prairie Place yard. They have many property maintenance issues that have contributed for over 4 years. They will make improvements and within days it is back to original state of chaos. They have dogs that are not leashed and have bitten their son. They have videos of many of the outbursts from the neighbor and have hired an attorney to assist in the matter. The residents at 21 Prairie Place have made all the neighbors living next to them miserable. She asked that council please help with resolving this issue for good and use every tool possible.

Chelsea Dunaway, 17 Prairie Place, lives next door to 21 Prairie Place and informed Council of the awful conditions of the property. They currently have a large skeleton decoration in the front yard that is using a gesture that is unacceptable. These neighbors have trash and debris that is scattered

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all over the front yard and then will blow into theirs. They have dogs that roam the neighborhood without being leashed. She does not feel comfortable walking her dogs or having her children outside to play with the dogs roaming. The condition of the property is embarrassing, and she does not have friends or family over due to the eyesore.

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

Mrs. Gilleland stated that the law director would make comments and an update on 21 Prairie Place Staff have been working on this property for several years and it is a topic almost daily. This property is the worst she has ever delt with in her 44 years of local government.

She went on to review the agenda. Several pieces of legislation and a work session.

Pat Shivley reviewed the proposed legislation that is on the agenda.

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

None.

### **LAW DIRECTOR'S REPORT:**

The Law Director stated that we are aware of the many issues at 21 Prairie Place. We are exercising every possible thing we can think of to get the property in compliance with the code. We are placing criminal charges and charges have been filed against them in court.

He reviewed the ordinances regarding the purchase of 64 Comstock and the sale of 64 Comstock to Germantown Christian School.

He acknowledged the public records request for footage of the Police Departments Flock Cameras that are in use on State Route 4. We have complied with the request, and we have provided all that information to those who have asked for it.

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

Mayor Johnson plans on attending the Mayors and Managers meeting this month in Miamisburg.

He attended the Park Board meeting last week. They discussed the proposed 2027 Budget with Staff. The Board is planning on hosting Christmas in the Park on December 12 and they will be looking into having the horse parade again.

The MMI Committee met and discussed their completion of their five-year plan and how the MMI Park will be incorporated into the park system.

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He is hosting Movie with the Mayor at the By-Jo. This will be a free movie, and we will be showing Elvis Presley in Concert on September 23.

He will be reading a Proclamation to declare Dolly Day on September 25 at City Hall. He mentioned that he and an anonymous donor paid for the ribbons to honor Dolly Partons passing that were placed on the columns of City Hall, no taxpayers' dollars were used.

He attended the open house hosted by Roger at the Village Flower Shop. He wished Roger a happy retirement. Roger will be working with the new florist in town until the end of the year to ensure her success.

There will be a 25th Anniversary 911 Stair Climb at Miamisburg High School. He plans on attending and encourages others to also attend and participate.

He announced that Rumpke will be on a one day delay due to the Labor Day Holiday.

He sent his condolences to many friends and family for their losses.

### **COUNCIL MEMBERS' REPORTS:**

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

Mr. Jones stated that he was unable to attend the BZA meeting last month due to a work conflict.

He did not attend the MVRPC meeting due to being on vacation.

He thanked the Pool Staff for the great season. They really enjoy attending the "Silver Swim" in the morning.

He thanked Staff for their help with his neighbor's property maintenance issues.

He has done research on the Data Center concerns in Ohio. He is glad Germantown is passing legislation concerning Data Centers.

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

Mrs. Koogle is planning on attending the Cemetery Board meeting next week. She reminded everyone to secure any decorations and to include your loved one's name so they can be returned to the correct stone.

She shared the renewal 1 mil Senior Center Levy information for the upcoming election. She encouraged everyone to continue to support our Senior Center.

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She encouraged everyone to attend the upcoming Pretzel Festival.

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

Mr. Kuhn stated he attended Rogers open house to celebrate his retirement. He wishes him well in his retirement. The good news is that the flower shop will be staying in Germantown with a new owner and a new location. Roger is planning on helping her until the new year.

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

Mr. Reed stated that the CBC met last month. They discussed several upcoming projects.

The Pool Board met last month. They discussed the 2026 season and the installation of the new water slide. They also discussed ways to improve the 2027 season.

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

Mr. Wafzig thanked Staff for their quick response with dealing with the aftermath of storm last week. We had several trees down across streets and they did a great job of removing them.

Mayor thanked the Fire Department and the Service Department for their fast response to the storm damage last week.

### **CONSENT AGENDA:**

1. August 3, 2026-Regular Session Meeting Minutes
2. August 3, 2026-Work Session Meeting Minutes
3. RESOLUTION NO. 26-47  
A RESOLUTION TO DECLARE SURPLUS PROPERTY AND AUTHORIZE THE CITY MANAGER TO SELL SAID PROPERTY.
4. RESOLUTION NO. 26-48  
A RESOLUTION AUTHORIZING THE EMPLOYMENT AGREEMENT FOR POSITION OF CITY MANAGER.
5. RESOLUTION NO. 26-49  
A RESOLUTION TO DECLARE SURPLUS PROPERTY AND AUTHORIZE THE CITY MANAGER TO SELL SAID PROPERTY.
6. RESOLUTION NO. 26-52  
A RESOLUTION TO DECLARE A 2012 TOYNE RESCUE TRUCK AS SURPLUS PROPERTY AND AUTHORIZE THE CITY MANAGER TO SELL SAID PROPERTY.

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

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

### **LEGISLATION:**

#### **INTRODUCTION:**

##### **EMERGENCY ORDINANCE NO. 26-44**

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 2026, AND DECLARING AN EMERGENCY.

**MOTION:** Mr. Kuhn moved to suspend the rules on Emergency Ordinance 26-44.

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

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

**MOTION:** Mr. Reed moved to adopt Emergency Ordinance No. 26-44.

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

##### **EMERGENCY ORDINANCE NO. 26-45**

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. Wafzig moved to suspend the rules on Emergency Ordinance 26-45.

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

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

**MOTION:** Mr. Reed moved to adopt Emergency Ordinance No. 26-45.

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

**EMERGENCY ORDINANCE NO. 26-46**

AN ORDINANCE LEVYING AN ASSESSMENT FOR THE 2026 COLLECTION OF NUISANCE ASSESSMENTS FOR CERTAIN PROPERTIES IN THE CITY OF GERMANTOWN, OHIO, AND DECLARING AN EMERGENCY.

**MOTION:** Mr. Wafzig moved to suspend the rules on Emergency Ordinance 26-46.

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

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

**MOTION:** Mr. Wafzig moved to adopt Emergency Ordinance No. 26-46.

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

**ORDINANCE NO. 26-50**

AN ORDINANCE AUTHORIZING THE SALE OR CONVEYANCE OF CERTAIN REAL PROPERTY LOCATED AT 64 COMSTOCK, GERMANTOWN, OHIO, TO GERMANTOWN CHRISTIAN SCHOOL, AUTHORIZING THE ASSIGNMENT OF THE RELATED LEASE AGREEMENT, AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS NECESSARY OR APPROPRIATE TO CONSUMMATE THE TRANSACTION.

Mayor Johnson stated the Public Hearing would be October 5, 2026.

**ORDINANCE NO. 26-51**

AN ORDINANCE ACCEPTING AND AUTHORIZING THE ACQUISITION OF CERTAIN REAL PROPERTY LOCATED AT 64 COMSTOCK, GERMANTOWN, OHIO, AUTHORIZING THE EXECUTION OF A NEW LEASE AGREEMENT WITH THE CITY OF GERMANTOWN AS LANDLORD AND [SCHOOL DISTRICT NAME] AS TENANT CONTEMPORANEOUSLY WITH THE CLOSING OF THE ACQUISITION, AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS NECESSARY OR APPROPRIATE TO CONSUMMATE THE TRANSACTION.

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Mayor Johnson stated the Public Hearing would be October 5, 2026.

**PUBLIC HEARING:**

**ORDINANCE NO. 26-38**

**AN ORDINANCE ENACTING A TEMPORARY 24 MONTH MORATORIUM  
ON THE ESTABLISHMENT OF NEW DATA CENTERS WITHIN THE CITY  
OF GERMANTOWN, OHIO.**

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

Anthony Masters, 33 Farmersville Pike, is interested in hearing everything that has to do with Data Centers in our area.

**MOTION:** Mr. Jones moved to adopt Ordinance No. 26-38.

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

**ORDINANCE NO. 26-40**

**AN ORDINANCE TO AMEND ORDINANCE NO. 25-15 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, Mayor and Council were not addressed. The Public Hearing was then closed.

**MOTION:** Mr. Jones moved to adopt Ordinance No. 26-40.

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

**ORDINANCE NO. 26-43**

**AN ORDINANCE TO ACCEPT RIGHT OF WAY FOR WEAVER  
ROAD, AKA EAST WETZ LANE, FROM THE STATE OF OHIO  
AND APPROVING THE PREPARED AGREEMENT.**

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

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**MOTION:** Mr. Jones moved to adopt Ordinance No. 26-43.

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

**EXCUSE ABSENT MEMBERS:**

**MOTION:** Mr. Jones moved to excuse Mr. Robert Rettich IV.

ROLL CALL: Mr. Jones, yes; Mrs. Koogler, yes; Mr. Kuhn, yes; Mr. Reed, 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. Kuhn moved to adjourn the meeting.

The meeting adjourned at 7:48 p.m.

Respectfully Submitted,

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Kelli R. Sanders-Novak  
Clerk of Council

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Terry Johnson  
Mayor