



**GERMAN TOWNSHIP BOARD OF TRUSTEES
MINUTES OF THE REGULAR MEETING HELD ON APRIL 14, 2025**

**The meeting was held at the German Township Hall located at 12102 St. Rt. 725 West,
Germantown, OH 45327 and virtually using WebEx.**

The meeting was called to order by Board President Jacob Stubbs at 7:00 pm. In attendance were:

President Jacob Stubbs	Vice-President Dr. Mark Cross	Trustee Louis Potter
Fiscal Officer Mark Heistand	Police Chief Shane Birch	Road Admin. Jeremy Holbrook
	Zoning Inspector Shauna Close	

IN-PERSON ATTENDEES:

<i>Name</i>	<i>Address</i>	<i>Name</i>	<i>Address</i>
Steve Boeder	Germantown	Deb Cross	German Township
David Gehron	German Township	Kurt Jacoby	German Township
Lonnie Pedersen	Wapakoneta	Mark Hanson	Wapakoneta
Belinda Hogan	German Township		

ONLINE ATTENDEES:

<i>Name</i>	<i>Name</i>	<i>Name</i>	<i>Name</i>
KC	Sam		

The Germantown Press was notified of the Regular Meeting on 4/8/25 at 1:40pm.

Mr. Stubbs led the group in the Pledge of Allegiance.

VISITOR COMMENTS:

- **Lonnie Pedersen and Mark Hanson, TSC-Hanson Communications Inc.:** Mr. Pederson reviewed improvements TSC had made since it purchased Consolidated Communications in 2022. Consolidated only had one connection from Germantown to other systems. TSC now has two, which has significantly reduced the number of service outages. TSC replaced a 35–40-year-old switch with new technology at their Wapakoneta office. They upgraded the Germantown office building with new windows and roof. They have installed 150 miles of fiber optic lines. TSC's application for a broadband grant was denied after a challenge by Altafiber (fka Cincinnati Bell). He noted that both Altafiber and Spectrum are installing fiber optic lines in German Township.
 - Mr. Holbrook asked why TSC's new fiber optic lines are only in the western and southern sides of the Township, with nothing on the east and northeast sides. Mr. Pedersen responded that TSC plans to install more fiber optic lines.

- TSC would like to hire local marketing staff and would like suggestions. The company plans to rebrand Germantown operations from TSC to Germantown Telephone Company.
- **Steve Boeder, Germantown Resident:** Mr. Boeder, former Germantown mayor, discussed the 4.0 mill, 10-year fire/EMS levy on the May primary ballot. He is the chair of the Levy Committee; Township resident Kurt Jacoby is vice-chair. He noted that the Fire/EMS Department annual budget is \$1.3 million. The two current levies generate \$660,000 annually. For many years the Department relied on donations from the now-defunct Germantown Rescue Squad, Inc. non-profit to supplement tax revenues. He stated that if the levy isn't approved, the Department will need to cut up to \$700,000 in annual expenses. The new levy will generate \$1.5 million annually, which will also provide funds for new equipment. He noted that the Committee has hired a campaign manager. Three mailings will be sent to residents prior to election day. The Committee has made door-to-door visits in the community, attended Rotary and Lions meetings, and will have weekly letters in the Germantown Press. He provided several handouts to the Trustees.
 - Chief Birch noted that Fire/EMS Chief Dan Alldred responds to calls at any time during the day or at night. When he retires in 2026, there will be one less person to respond to calls.
- In the absence of Mark Keener, treasurer of the Valley View Joint Economic Development District (JEDD) Board, Dr. Cross provided an update of the JEDD Board's 3/12/25 meeting. The Board decided to hold back 15% of incoming funds for approved long-term maintenance projects. (Holdbacks of 6% and 20% were also considered.) Valley View Football Head Coach Matt King and the Valley View Athletic Boosters made a presentation at the meeting about the weight room project in the old high school building. The JEDD Board decided to allocate \$3,000 to the project. The JEDD Board asked the Boosters to get the word out that holdback funds are available for projects like the weight room expansion. The next JEDD Board meeting will be on 6/11/25.

FISCAL OFFICER'S REPORT:

- Mr. Heistand submitted minutes for the 3/10/25 Regular Meeting. Mr. Stubbs made a MOTION, seconded by Mr. Potter, to approve the minutes as presented. The MOTION WAS APPROVED by a unanimous voice vote.
- He presented the March Financial Reports: (1) 3/31/25 Fund Status; (2) YTD 3/31/25 Cash Summary by Fund; (3) Month of March 2025 Cash Summary by Fund; (4) March 2025 Receipt Listing; and (5) March 2025 Payment Listing. There were no unusual items to note:
- Mr. Stubbs made a MOTION, seconded by Mr. Potter, to approve the March financial reports and authorize the payment of March bills (warrants 50852 through 50858 and vouchers 182 through 275 for payroll direct deposit, tax withholdings and other electronic payments). The MOTION WAS APPROVED by a unanimous voice vote.
- Mr. Heistand reminded Township residents that a 4.0 mill, 10-year Fire/EMS levy will be on the May primary ballot. The only other item on the ballot will be State Issue 2, a Constitutional amendment to renew the State Capital Improvement Program for an additional 10 years.
- He noted that HB 315, the Township Omnibus Bill passed by the Legislature in 2024, was effective on 4/2/25. Besides the change in Public Notice options that the Trustees discussed at the March meeting, the bill made several other changes:
 - Trustees may now establish a policy to collect payment for body camera footage for public records requests.
 - Trustees may establish a New Community Authority Board as an economic development tool.
 - Trustees may impose a \$1 admission fee on tickets over \$10 for events at qualifying venues.

- Trustees may declare that an emergency exists that threatens life or property in the township.
 - Fiscal officers are no longer required to keep a book of marks and brands of township cattle. (He noted that he had not been keeping such a book, though previously required.)
 - Trustees may improve a township hall without placing the question on the ballot for voter approval.
 - Trustees may establish a Township Preservation Commission to oversee and protect historic properties.
 - Zoning citations have been clarified as civil fines rather than criminal penalties.
 - Township and Municipalities may adopt a Cooperative Economic Development Agreement.
 - Automated External Defibrillators (AEDs) in township parks are only required when the unincorporated population exceeds 5,000 residents.
 - Township vehicles may now display license plates that state "Township Vehicle."
 - Foster care facilities are required to provide notice to Trustees that such facilities exist in the township.
 - The bill codified that townships may use general fund revenue for road-related purchases.
 - Tax Increment Financing (TIF) districts may be extended by up to 15 years.
 - \$1.5 million in grants will be available to help townships modernize zoning regulations and processes.
 - \$1.0 million has been allocated to reimburse townships for indigent burial costs.
- He noted that the Ohio Department of Administrative Services informed the Township that they are renewing the lease on the Township's cell tower for another two years, through 6/30/27.
 - He reminded the Trustees that the Township's web content and mobile applications will need to be complaint with new Department of Justice disability accessibility requirements by 4/26/27. He previously provided the Trustees with a link to a Fact Sheet concerning the new DOJ rules that is available on the Civil Rights Division website.
 - He noted that Montgomery County Engineer Andrew Shahan invited the Trustees, Mr. Holbrook, and himself to the Engineer's annual luncheon at the Engineer's Club of Dayton on 4/30/25.
 - He noted that on 4/12/25 he submitted the Township's annual report to the Department of the Treasury detailing spending of American Rescue Plan Act funds from April 2024-March 2025.

POLICE DEPARTMENT REPORT:

- Chief Birch reviewed the Department's March statistics. He noted that they served two felony level search warrants last month at Township properties that currently have charges pending.
- He reported that Ohio Township Association Risk Management Authority (OTARMA) denied the Township's insurance claim for the March officer-involved two-vehicle crash. The officer was cited by Ohio State Patrol as the at-fault vehicle. OTARMA stated that "Since the township officer was attempting to pursue a vehicle as part of his investigation based on his personal observations, he is considered to be on a 'call to duty' and as such, is provided with full immunity per Ohio Revised Code (ORC) 2744.02". The case has been set for pretrial in April. He stated that the officer may be ordered to pay the citation, court costs, possible compensatory damages, and have points placed on his license. He asked the Trustees to approve payment from the Police budget to the owner of the other vehicle either his \$500 insurance deductible or his \$2,486.53 repair costs, dependent on which option is ordered by the judge.
 - Mr. Stubbs introduced **RESOLUTION 2025-25**, seconded by Dr. Cross: **A RESOLUTION TO PAY UP TO \$2,486.53, THE ACTUAL AMOUNT TO BE DETERMINED BY THE COURT, TO**

REIMBURSE THE OWNER OF A VEHICLE DAMAGED DURING A MARCH 2025 CRASH INVOLVING AN ON-DUTY TOWNSHIP POLICE OFFICER, TO BE PAID FROM THE POLICE DISTRICT FUND. The roll was taken and the adoption vote was as follows: Mr. Stubbs-Yes; Dr. Cross-Yes; Mr. Potter-Yes. **RESOLUTION 2025-25 WAS ADOPTED.**

- He reported that CALEA (Commission on Accreditation for Law Enforcement Agencies) will begin their on-site assessment in June. The department had already begun pre-assessment activity. He noted that Ms. Close will be very busy the next couple months dealing with this activity.
- He reminded residents that the Police Department's Annual Shred Documents and Drug Turn-In will be held on 5/3/25 from 9-11 am. He stated that this event is for the entire community and surrounding areas. You don't have to be a Township resident to participate.
- He reported that the Township received an \$880 OTARMA Safety Grant for eight Guardian Angel body worn safety lights. All police officers are now wearing the safety lights.
- He asked if the walls in the kitchen and the men's' bathroom could be repainted. He noted that there is a lot of flaking paint.
- He recognized Sergeant Dylan Jones for his response on 3/25/25 at Germantown Metropark off Conservancy Road to assist with a suicidal 28-year-old man. The Metroparks Ranger was 30 minutes away so he called the Township for assistance. Sergeant Jones was able to get to the man in time to save his life with very few minutes to spare. He noted that as Peace Officers, this kind of situation happens often. Most of the time the suicide has already taken place and the Officer has to deal with the aftermath. When a suicide is averted, nobody ever knows about it. He stated that he was very proud of Sergeant Jones.
 - Ms. Close then recognized Chief Birch, who was also present for the call. She stated that he refused to take any credit for averting the suicide.
 - Mr. Stubbs introduced **RESOLUTION 2025-26**, seconded by Mr. Potter: **A RESOLUTION RECOGNIZE SERGEANT DYLAN JONES AND CHIEF SHANE BIRCH FOR THEIR ACTIONS ON 3/25/25 RESPONDING TO A CALL FOR ASSISTANCE AT GERMANTOWN METROPARK.** The roll was taken and the adoption vote was as follows: Mr. Stubbs-Yes; Dr. Cross-Yes; Mr. Potter-Yes. **RESOLUTION 2025-26 WAS ADOPTED.**
- Concerning body camera footage, Chief Birch noted that the Police Department's policy currently allows for a nominal fee to obtain footage, although no charges have ever been assessed. The Department receives very few requests for body camera footage.
- He reported that the Department would participate in a Springboro drive-by event later that evening to honor a six-year-old boy with leukemia.

ROAD & SERVICE DEPARTMENT REPORT:

- Mr. Holbrook reported that he discussed the Sunbury alley vacation with the County Engineer, who suggested that the vacation request be reduced from four alleys to one. The east/west alley has utility easements and the west north/south alley is next to driveways; both issues would complicate a vacation. Only the *east* north/south alley would be appropriate for vacation. The County Commissioners requested that the Trustees resubmit the vacation request for a single alley. He asked the Trustees to rescind their March Resolution approving the four alley vacations. He hoped to present a Resolution to vacate the *east* north/south alley at the May meeting.
 - Mr. Stubbs introduced **RESOLUTION 2025-27**, seconded by Dr. Cross: **A RESOLUTION TO RESCIND RESOLUTION 2024-24 PASSED ON 3/10/25 REQUESTING THE MONTGOMERY COUNTY BOARD OF COUNTY COMMISSIONERS TO VACATE FOUR PUBLIC ALLEYS LOCATED IN THE SUNBURY SUBDIVISION IN GERMAN TOWNSHIP.** The roll was taken and the adoption vote was as follows: Mr. Stubbs-Yes; Dr. Cross-Yes; Mr. Potter-Yes. **RESOLUTION 2025-27 WAS ADOPTED.**

- Mr. Holbrook stated that he and Scott Hamilton had started mowing the rural cemeteries and the Township Hall grounds, have been patching potholes, and were removing snow equipment from Township dump trucks.
- In response to a question by Mr. Potter, he stated that the new dump truck was still at the upfitter's facility in Galion, Ohio.
- Mr. Stubbs reported that he had no new information concerning the potential vacation of Old Mill Road to Five Rivers Metroparks.

ZONING & TRASH DEPARTMENT REPORT:

- Ms. Close issued three permits in March: (1) a garage/pole barn on Germantown-Middletown Pike; (2) a garage on Germantown-Middletown Pike; and (3) a digital sign for Ignited Church on State Route 4.
- The Board of Zoning Appeals will hold a hearing on Case #2025-04CU on 5/13/25. The case involves a potential lot split on State Route 725.
- She presented two updated proposals for a new digital sign in front of the Township Hall: (1) \$24,200 from Wilson Electronic Displays, LLC in Germantown; and (2) \$21,862.05 from Stewart Signs in Sarasota, FL. After discussion, Mr. Stubbs introduced **RESOLUTION 2025-28**, seconded by Mr. Potter: **A RESOLUTION TO PURCHASE A DOUBLE-SIDED FULL COLOR ATLAS OUTDOOR LED SIGN WITH THE GERMAN TOWNSHIP NAME, LOGO AND ADDRESS FROM STEWART SIGNS FOR \$21,862.05.** The roll was taken and the adoption vote was as follows: Mr. Stubbs-Yes; Dr. Cross-Yes; Mr. Potter-Yes. **RESOLUTION 2025-28 WAS ADOPTED.**

TRUSTEE POTTER'S REPORT:

- Mr. Potter stated that the Parks Board did not meet in April. Following ongoing issues with the Kercher Park restrooms, he met with Germantown Service Department employee Ben Amburgy several times during the winter. After examining the drains with a camera, a blockage was discovered and removed. The restrooms seem to be draining correctly at this point.
- He stated that the erosion mitigation effort seems to be working along Twin Creek at Kercher Park. He planned to meet at the site with Ron Wine of Channel Maintenance Systems, the company that performed the mitigation, to review progress.
- He read an email from Parks Board Chair Tom Geglein stating that he would not be stepping down as Chair as he had previously indicated.
- He met with Ron Wine, Tyler from Choice One Engineering, Mr. Holbrook and Mr. Hamilton at the Little Twin Creek erosion site to consider additional options to mitigate erosion issues.
- He stated that the Pool Board would meet on 4/15/25.
- Due to the recent rains, there had been no further progress at the MMI Park. He stated that the great-grandchildren of Colonel Orvon Graff Brown, founder of the Miami Military Institute, have donated \$10,000 to the MMI Park in memory of Colonel Brown.

TRUSTEE CROSS' REPORT:

- Dr. Cross attended the 3/18/25 District Advisory Council meeting.
 - Most of the meeting dealt with Dayton and Montgomery County Public Health Agency and the numerous services the Agency provides.
 - The Agency is facing a \$1.1 million deficit for 2025 due to a \$5 million decrease in funding from ARPA and other sources. Studies are being conducted to see if some services can be consolidated or if non-profits can take over some services to reduce expenses.

- Human Services in Montgomery County are funded by two levies. Levy B generates \$58 million a year and expires in 2025. A renewal levy will be on the November ballot. The 6.03 mill levy was last renewed in 2017.
- He attended the 4/7/25 Fire/EMS Oversight Committee meeting. Discussions included:
 - The Fire/EMS levy on the May primary ballot
 - Tornado sirens on Diamond Mill Road at Little Forest Drive and in Hillcrest have been repaired.
 - The new ambulance has been in service since 3/1/25.
 - All inspections have been completed at the new Valley View K-12 facility.
 - Call volume for 2025 is 12% higher than in 2024.
- He attended the 4/7/25 Germantown City Council meeting. Highlights included:
 - The upcoming Fire/EMS levy
 - Sewer and water rates will increase by 6%.
 - There was a lengthy discussion during the Work Session concerning a seasonal alley closure to accommodate a food truck on Market Street east of the former Dave's Garage. City staff does not support that location but would offer the owner other options.
- He attended the Senior Oversight Committee meeting on 4/10/25. Highlights included:
 - New flooring at the Senior Center had been installed and looks great.
 - 233 members have joined the Senior Center so far in 2025.
 - Yoga classes have been discontinued due to a lack of interest.
 - Woodburning classes have been discontinued due to a death in the leader's family.
 - The Monday Senior Meal program has been discontinued due to a loss in funding from Montgomery County.
 - Work is commencing on outdoor projects at the Senior Center (back door removal and possible replacement of the gazebo).
 - A donation will be received for a new oven
 - A \$75,000 grant was received for a generator that will allow the Senior Center to be used as an Emergency Center. No quotes were received for the new generator.

TRUSTEE STUBBS' REPORT:

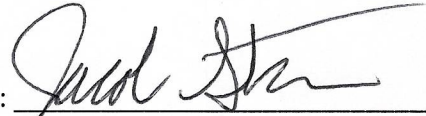
- Mr. Stubbs reported on the Germantown Union Cemetery:
 - The America 250-Ohio Committee said that the Cemetery could become an America 250-Ohio Community by partnering with a non-profit. Potential non-profit partners include The Historical Society of Germantown and the Veterans' Memorial Museum.
 - Staff had been busy with burials and trying to keep up with mowing.
 - The Auditor of State's report was received following the recent audit. The Dayton Daily News published an article about a \$2,100 Finding for Recovery due to late charges and penalties as well as a miscalculation of former Sexton Mark Steinecker's retirement. The Board had requested a full audit from the Auditor's office.
 - Burkhardt Engineering in Germantown is working on a survey of the Cemetery wall.
 - The new Cemetery website and software will probably be live by the end of summer. The new website will be compliant with the upcoming disability accessibility requirements. He will ask the vendor if they are interested in updating the Township's website and social media accounts to make them compliant prior to the 2027 deadline.
 - The Cemetery's rules and regulations have been simplified and updated.
- He requested nominations for the 2025 German Township Lifetime of Service Award. Last year's award was presented to Fred Glander. So far, he has received two nominations.

OTHER BUSINESS:

- None

MEETING ADJOURNED:

- With no further business, Mr. Stubbs made a MOTION, seconded by Mr. Potter, to adjourn. The MOTION WAS APPROVED by a unanimous voice vote. The Meeting adjourned at 8:32 pm.

Signed: 
Jacob Stubbs, President, Board of Trustees

Attest: These minutes were approved by the Board of Trustees at the May 12, 2025 meeting.

Signed: 
Mark A. Heistand, Fiscal Officer