



**GERMAN TOWNSHIP BOARD OF TRUSTEES
MINUTES OF THE REGULAR MEETING HELD ON JUNE 9, 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>
David Gehron	German Township	Deb Cross	German Township
Greg Hanahan	German Township	Randy Stiver	Germantown
Terry Johnson	Germantown		

ONLINE ATTENDEES:

<i>Name</i>	<i>Name</i>	<i>Name</i>	<i>Name</i>
KC	Sam	Call in User 1	

The Germantown Press was notified of the Regular Meeting on 6/3/25 at 11:01 am.

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

VISITOR COMMENTS:

- **Terry Johnson and Randy Stiver:** Mr. Johnson, Germantown Mayor, and Mr. Stiver, Germantown Deputy Finance Director, asked that the Trustees reconsider their May decision to run the .5 mill park levy renewal and the 1.0 mill additional park levy as two ballot issues. Mayor Johnson stated that the extra cost to run two issues is about \$300. Mr. Stiver pointed to the approval of the new Fire/EMS levy in May as indication that Germantown and Township residents support services provided by the community. He stated that he was involved in more than 20 levy issues during his years as a school treasurer. His experience is that when two related issues are on the ballot at the same time, the voters only approve one. If that should happen with the park levies, the second issue would need to be placed on the May 2026 ballot, which would increase total costs.
 - **Visitor Comment: Deb Cross:** Mrs. Cross asked how much is still owed by the City's Parks Fund to the General Fund for the Kercher Park paving done a couple of years prior. Mr. Potter stated that the loan was to be repaid over two years, with one year remaining.

- When asked to define the capital projects the additional millage would allow, Mayor Johnson stated his priorities were to renovate the Kercher concession stand/restrooms, pave the rest of the Kercher parking lots, and pave the Weber Soccer Complex lots.
- Mr. Stubbs asked about the \$80,000 that the City's General Fund charges to the Parks Fund for administrative services. Mayor Johnson said that the justification of the charge is being discussed. Mr. Stubbs asked to receive an update when the issue is decided.
- Mr. Potter stated that if a combined levy doesn't pass in November, the Trustees have two more opportunities to pass a levy or levies for the parks in May 2026 and in November 2026. Mayor Johnson stated if a combined November levy doesn't pass, he would recommend that it be rerun in May 2026 with a lower additional millage. If that should fail, he would recommend that just the levy renewal be run in November 2026.
- **Visitor Comment: Deb Cross:** Mrs. Cross stated that it would be confusing to combine the levy renewal with the additional millage.
- **Visitor Comment: Greg Hanahan:** Mr. Hanahan stated that he wants to know details of the projects that will be completed with the additional millage. Mr. Heistand stated that in addition to Kercher and Weber, the MMI Park will benefit from additional millage. Mayor Johnson added that the Hillcrest Park would also benefit.
- Mayor Johnson stated that the City is considering paying the mowing cost for all parks out of the General Fund instead of the Parks Fund. Mr. Stubbs asked if the City would consider removing the administrative charges to the Senior Citizens Fund and the Pool Fund.
- **Visitor Comment: Deb Cross:** Mrs. Cross stated that the joint levy funds that are held back by the Trustees is the only control the Township has over how the funds are spent.
- Mayor Johnson and Mr. Stiver agreed to prepare a list of capital projects to present to the Trustees at the July meeting.
- **Greg Hanahan:** Mr. Hanahan thanked Chief Birch and the Police Department for their numerous vacant house checks while he was out of town this past winter.

FISCAL OFFICER'S REPORT:

- Mr. Heistand submitted minutes for the 5/12/25 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 May Financial Reports: (1) 5/31/25 Fund Status; (2) YTD 5/31/25 Cash Summary by Fund; (3) Month of May 2025 Cash Summary by Fund; (4) May 2025 Receipt Listing; and (5) May 2025 Payment Listing. He noted the following item:
 - Receipt #139-2025 for \$7,628.07 from Sedgwick Claims Management Services, Inc. was an insurance payment for cruiser repairs from a recent collision.
 - Receipt #157-2025 for \$86,746.37 from the State of Ohio was the 1st half homestead and rollback tax payment. On 6/6/25 he paid the City of Germantown its share of the 1st half road levy collections and 90% of tax collections of the other five joint levies, less related expenses.
 - Voucher #384-2025 for \$44,367.00 to Montrose Ford was for Chief Birch's new 2025 Ford Interceptor.
 - Warrant #50867 for \$60,000.00 to the City of Germantown was payment to help purchase a new pool slide from hold-back amounts in the Pool Fund, as approved at the May meeting.
 - Warrant #50868 for \$10,307.24 to First National Bank of Germantown was the semi-annual payment on the Valley View Water & Sewer District Loan. The final loan payment in the same amount is due in December.

- Mr. Stubbs made a MOTION, seconded by Dr. Cross, to approve the May financial reports and authorize the payment of May bills (warrants 50864 through 50869 and vouchers 368 through 456 for payroll direct deposit, tax withholdings and other electronic payments). The MOTION WAS APPROVED by a unanimous voice vote.
- Following last month's meeting, Mr. Heistand submitted the Resolutions related to the proposed parks levies to the County Auditor for certification of the amounts that would be generated under the two options. The Auditor reported that the .5 mill renewal should generate \$115,000 per year. The additional 1.0 mill levy should generate \$300,000 per year. The additional annual tax for each \$100,000 of the county auditor's appraised value would be \$13 and \$35, respectively. The deadline for filing the levy with the Board of Elections is 8/6/25.
 - After discussion, Mr. Stubbs introduced **RESOLUTION 2025-36**, seconded by Mr. Potter: **A RESOLUTION REQUESTING THAT THE MONTGOMERY COUNTY AUDITOR'S OFFICE CERTIFY TO GERMAN TOWNSHIP THE TOTAL CURRENT TAX VALUATION OF GERMAN TOWNSHIP, INCORPORATED AND UNINCORPORATED AREAS, AND THE DOLLAR AMOUNT OF REVENUE THAT WOULD BE GENERATED BY A RECREATIONAL LEVY (PARKS), A 0.5 MILL RENEWAL WITH 1.0 MILL ADDITIONAL, FOR A FIVE-YEAR PERIOD OF TIME; BEGINNING TAX YEAR 2026, WITH FIRST HALF COLLECTION IN 2027; TO PROVIDE FUNDING "FOR PARKS AND RECREATIONAL PURPOSES" AS AUTHORIZED IN ORC SECTION 5705.19(H), TO BE VOTED ON THE NOVEMBER 4, 2025 GENERAL ELECTION BALLOT.** The roll was taken and the adoption vote was as follows: Mr. Stubbs-Yes; Dr. Cross-Yes; Mr. Potter-Yes. **RESOLUTION 2025-36 WAS ADOPTED.**
- Mr. Heistand reminded the Trustees that the Township's web content and mobile applications need to be complaint with new Department of Justice disability accessibility requirements by 4/26/27. He previously provided a link to a Fact Sheet concerning the new DOJ rules that is available on the Civil Rights Division website.
- He noted that the next Montgomery County Township Association meeting will be held 6/26/25 in Washington Township's offices. He will be out of town that day and will not be able to attend.

POLICE DEPARTMENT REPORT:

- Chief Birch reviewed his Department's May statistics.
- He has held three meetings with Lexipol, the new provider of training and police updates that will assist with future free accreditation through the Ohio Collaborative Law Enforcement Accreditation Program (OCLEAP). The 2025 cost was prorated at \$3,699, with annual costs of \$7,398 thereafter. The 2025 CALEA (Commission on Accreditation for Law Enforcement Agencies) accreditation budget was \$10,000, higher than the normal annual \$4,600 budget since 2025 was scheduled for a quadrennial on-site audit. (The department will no longer be accredited through CALEA.) Over a four-year period, Lexipol will cost \$5,792 more than CALEA. He felt that the enhanced value and support provided by Lexipol will significantly outweigh the additional cost.
- He noted that Lexipol also offers personnel manual services. He wasn't sure if there would be an additional cost for this service. He stated that some parts of our manual aren't in compliance with Ohio Revised Code (ORC) requirements. He noted that Jackson Township uses Lexipol's services to keep their personnel manual up to date.

ROAD & SERVICE DEPARTMENT REPORT:

- Mr. Holbrook opened sealed bids for the 2025 chip seal program. Notices requesting bids were published on the Township's website and Facebook pages, as recently allowed by the Legislature

and approved by the Trustees. Roads scheduled for chip sealing in 2025 are Eby, Stiver, Barlow, E. Friend, S. Puddenbag, and E. Keifer. He reviewed the bids in detail as the meeting continued.

- Wagner Paving, Inc. of Laura, Ohio bid \$2.28 per square yard.
- Ray Hensley, Inc. of Springfield bid \$2.41 per square yard.
- He noted that he and Scott Hamilton have been busy crack sealing various Township roads. They are about 70% completed. Three skids of crack seal were purchased; two have been used.
- He and Mr. Hamilton completed the foundation and electric for the new Township Hall road sign.
- They continue to mow the rural cemeteries.

ZONING & TRASH DEPARTMENT REPORT:

- Ms. Close issued eight permits in May: (1) agricultural exempt barns on Shimp Road, Friend Road, and State Route 725; (2) residential additions on Wetzel Road and Farmington Road; (3) a fence on State Route 725; (4) a barn on Germantown-Middletown Pike; and (5) a lot split on State Route 725 that was approved at the Board of Zoning Appeals meeting on 5/13/25.
- She noted that the new Township Hall yard sign had been shipped and would arrive that week. She thanked Messrs. Holbrook and Hamilton for removing the old sign and laying the foundation for the new sign. She also thanked them in advance for unloading and installing the new sign.

TRUSTEE POTTER'S REPORT:

- Mr. Potter reported that the sewer line backed up in the pool's bathhouse and concession stand the first week the pool was open. The pool was closed that day until after a plumber cleared the blockage so that the men's bathroom was usable. The sewer line has collapsed and repairs will require concrete removal and replacement in order to install a new line. A bathroom trailer has been rented for a month at a \$7,000 cost. Repairs costing \$12,000 are scheduled for 6/17/25.
- The Independence Day parade Grand Marshals will be Bob McClain and Bob Neff. The parade starts at 10:00 am. After the parade there will be a walkway dedication at Veterans' Park for Messrs. McClain and Neff.
- The MMI Park entrance sign was installed on the large boulder earlier this month. Coles Lawn and Landscaping will create a landscape around the boulder prior to the Fourth of July.
- He sent an email to Stacey Vallance, the County Engineer's Ohio Public Works Commission District 4 liaison, withdrawing the Township's application for the Little Twin erosion mitigation grant. When he contacted Ron Wine of Channel Maintenance Systems, who had prepared the Township's grant application, he learned that Mr. Wine was recently hospitalized from a stroke. He and Mr. Wine met the previous week at Kercher Park to check the status of the Twin Creek erosion improvements. Following spring rains, the creek banks are collecting silt as planned. Mr. Wine will prepare a proposal for the Little Twin project for review at the July meeting.

TRUSTEE CROSS' REPORT:

- Dr. Cross reported that Joe Scholler contacted him after the May Trustee meeting with concerns that upcoming Ohio legislation may limit the power townships have over prohibiting marijuana operations. This arose from comments made at the May meeting that we have a moratorium in place. After Mr. Heistand sent him Resolution 2024-44 which prohibits the cultivation, processing, and distribution of medical marijuana and adult-use marijuana in the Township, Mr. Scholler felt that the Township is in good shape.
- He noted that AES Ohio recently announced that it will charge \$.0945 per kWh starting on 6/1/25. The Township's aggregation rate through Trebel Energy is \$.09199 per kWh.
- He attended the 6/2/25 Germantown City Council meeting. Highlights included:

- Two council members thanked the Township for releasing \$60,000 in holdback funds to purchase a new pool slide.
- Council discussed a D1 and D2 liquor permit application filed for 53 W. Market Street (the old Dave's Garage). It was decided to leave the permit decision to the State.
- During their Work Session, Council learned more about the City's new drone. The Police Department currently has one certified pilot; more officers are going to be trained. The cost was \$13,500. The biggest benefit would be for search and rescue operations. The drone was demonstrated after the meeting ended. It is available for mutual assistance.
- He discussed an email from the County Recorder's Office concerning the Fraud Alert Notification System offered by the Recorder to protect against deed fraud. Mr. Stubbs made a MOTION, seconded by Mr. Potter, to enroll Township-owned parcels in the program. The MOTION WAS APPROVED by a unanimous voice vote. Mr. Heistand will submit the application.

TRUSTEE STUBBS' REPORT:

- Mr. Stubbs provided updates on Germantown Union Cemetery:
 - The cemetery looked great for Memorial Day, thanks to the efforts of Sexton Keith Burnett and his staff. The Memorial Day program at the cemetery went well.
 - A few days after Memorial Day a monument company truck hit the flag pole and damaged the podium in front of the pole. There were no injuries.
 - Burkhardt Engineering's drawing for removal of the wall and sidewalk in front of the rental house was approved by the Cemetery Board and will be submitted to the City for approval.
 - A cemetery logo design contest will begin within the next month. The contest will be announced in the upcoming Germantown newsletter sent to residents.
- Ms. Close and he interviewed candidates for the part-time zoning inspector and trash billing clerk position the previous week. He recommended that the Township hire Janet Burton. Ms. Burton lives in Germantown, is retired and is looking for a part-time job.
 - Mr. Stubbs introduced **RESOLUTION 2025-37**, seconded by Dr. Cross: **A RESOLUTION TO APPROVE HIRING JANET A. BURTON AS PART-TIME ZONING INSPECTOR AND TRASH BILLING CLERK, EFFECTIVE JUNE 16, 2025, FOR 8-12 EXPECTED HOURS PER WEEK AT A RATE OF \$20.00 PER HOUR.** The roll was taken and the adoption vote was as follows: Mr. Stubbs-Yes; Dr. Cross-Yes; Mr. Potter-Yes. **RESOLUTION 2025-37 WAS ADOPTED.**
 - Ms. Close will assist Ms. Burton with training. Dr. Cross asked that Ms. Burton be made an affiliate member of the Ohio Township Association, while retaining Ms. Close as an affiliate member through the end of 2025.
- Mr. Stubbs discussed the presentation made at the May meeting by representatives of McBride Dale Clarion concerning their proposal to update the Township's Zoning Resolution. He felt that the proposal was too expensive.
- A discussion ensued about the proposed citizen-initiated Ohio Constitutional Amendment to eliminate all real estate taxes. The proponents are currently gathering the required signatures to place the issue on the November 2025 ballot.

OTHER BUSINESS:

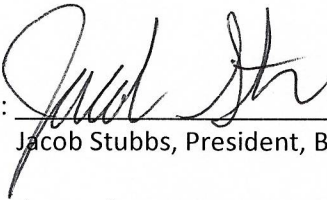
- Dr. Cross announced that he will not run for reelection on the November ballot
- Following his review of the two chip seal bids opened earlier in the meeting, Mr. Holbrook announced that both bids satisfied the minimum requirements. He recommended that the

Trustees approve a contract with the lowest bidder, Wagner Paving, Inc. He noted that Wagner has done a lot of work in Preble County, but had not previously done work for the Township.

- Mr. Stubbs introduced **RESOLUTION 2025-38**, seconded by Mr. Potter: **A RESOLUTION TO AUTHORIZE ROAD SUPERINTENDENT JEREMY HOLBROOK TO EXECUTE A CONTRACT WITH WAGNER PAVING, INC. FOR THE 2025 CHIP SEAL PROGRAM, AT \$2.28 PER SQUARE YARD, FOR 66,941 ESTIMATED SQUARE YARDS, AT AN ESTIMATED COST OF \$152,625.48.** The roll was taken and the adoption vote was as follows: Mr. Stubbs-Yes; Dr. Cross-Yes; Mr. Potter-Yes. **RESOLUTION 2025-38 WAS ADOPTED.**

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 8:11 pm.

Signed: 
Jacob Stubbs, President, Board of Trustees

Attest: These minutes were approved by the Board of Trustees at the July 14, 2025 meeting.

Signed: 
Mark A. Heistand, Fiscal Officer