



**GERMAN TOWNSHIP BOARD OF TRUSTEES
MINUTES OF THE REGULAR MEETING HELD ON JULY 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 Janet Burton	

IN-PERSON ATTENDEES:

<i>Name</i>	<i>Address</i>	<i>Name</i>	<i>Address</i>
Greg Troyer	Germantown	Robert Seither	Germantown
Deb Cross	German Township	Randy Stiver	Germantown
Tim Stueve	German Township	Dennis Cordell	Jackson Township
Rebecca & Mike Wells	German Township	Lou Ann & Kirk Bell	Germantown
Robert Woods	Germantown	Robin & Joan Cameron	German Township
Glen Bowman	Germantown	Susan Miller	Germantown
Randall Klotz	German Township	Steven Price	Germantown
Dylan Kuhn	Germantown	Bob Smith	Germantown
Gary Smith	Germantown	Michael Kozarec	Miamisburg
Todd Kozarec	Jackson Township	Frank Kozarec	Germantown
John Bond	Germantown	Tim Johnson	German Township
Isaac Morton	German Township	Abigail Hale-Dennis	German Township
Kurt Jacoby	German Township	Bill Phillips	Farmersville
Mark Keener	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 7/1/25 at 10:56 am.

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

RECOGNITION OF FRANK KOZAREC

- Mr. Stubbs introduced **RESOLUTION 2025-39**, seconded by Dr. Cross: **A RESOLUTION TO RECOGNIZE AND EXPRESS APPRECIATION TO FRANK KOZAREC FOR HIS LIFETIME OF SERVICE TO GERMAN TOWNSHIP AND THE VALLEY VIEW COMMUNITIES.** Mr. Stubbs read the RESOLUTION in its entirety. The roll was taken and the adoption vote was as follows: Mr. Stubbs-Yes; Dr. Cross-Yes; Mr. Potter-Yes. **RESOLUTION 2025-39 WAS ADOPTED.**
- Mr. Stubbs presented Mr. Kozarec with an engraved acrylic plaque and a framed signed copy of the **RESOLUTION**. Photos were taken with the Trustees and with the 24 members of the Germantown Lion Club who were in attendance. Mr. Kozarec is a 55-year member of the Lions.
- Mr. Stubbs noted that this is the second year that the Trustees have given out a lifetime service award. He noted that Mr. Kozarec was nominated by Fiscal Officer Heistand and was well-deserving of recognition. He thanked the many Lions who attended to help honor Mr. Kozarec.

VISITOR COMMENTS:

- **Randy Stiver:** Mr. Stiver, Germantown Deputy Finance Director, noted that his late mother Jeanine Stiver was Mr. Kozarec's secretary when he was Germantown Elementary School principal. He stated that his heart was broken watching the former elementary school building being razed this past week. He attended the meeting to discuss the capital projects to be completed if the 1.0 mill additional parks levy passes in November. Mayor Terry Johnson was in Florida and was unable to attend the meeting. Mr. Stiver noted that the mayor had received commitments from the youth baseball and soccer leagues to help promote the capital levy.
 - Mr. Stiver said the capital levy funds will be used to upgrade the Kercher Park concession stand/restrooms (\$300,000 estimate), finish paving the Kercher and Weber Parks parking lots and driveways (\$400,000 estimate), seed soccer fields, add additional playground equipment at Hillcrest Park, and finish improvements at the new MMI Park. He did not list costs for the last three projects.He added that the City will increase the annual transfer from the General Fund to the Parks Fund from \$40,000 to \$50,000 to help cover operating expenses. Additionally, the City will cap operating expenses at \$73,000 per year, with a 5% annual increase. Finally, the City will decrease its salary allocation by \$50,000 to \$64,000 to cover mowing and other park supplies.
 - **Visitor Comment: Deb Cross:** Mrs. Cross asked why there was a change from running a combined levy as discussed at the June Trustee meeting. Mr. Stiver stated that the Ohio Revised Code does not allow levy renewals with an additional amount using updated property values. As such, the capital levy will need to be a separate ballot issue from the parks' renewal levy. He recommended that the capital levy be placed on the November 2025 ballot, with the .5 mill renewal levy run in either May or November 2026.
 - **Visitor Comment: Abigail Hale-Dennis:** Ms. Hale-Dennis stated that the voters should be told that the November capital levy will be followed by a parks' renewal levy in 2026.
 - Dr. Cross stated his disappointment that Mr. Stiver did not have better cost estimates for the capital projects. He had hoped to hear more concrete numbers at this meeting.
 - **Visitor Comment: Deb Cross:** Mrs. Cross stated that she didn't hear much more information about the capital spending at this meeting than she heard back in June.
- **Visitor Comment: Mark Keener:** Mr. Keener, treasurer of the Valley View Joint Economic Development District (JEDD) Board discussed grants made by the JEDD Board at its June meeting: (1) \$5,000 to help pay for a greenhouse at the new school; (2) \$4,500 to the Music Department for new keyboards; (3) \$5,000 for Stop the Bleed kits in each classroom as requested by the school Safety Committee; and (4) \$2,500 to help purchase a new band trailer. He noted that the next JEDD Board meeting would be in September. The Board is looking for more projects to fund.

FISCAL OFFICER'S REPORT:

- Mr. Heistand submitted minutes for the 6/9/25 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 June Financial Reports: (1) 6/30/25 Fund Status; (2) YTD 6/30/25 Cash Summary by Fund; (3) Month of June 2025 Cash Summary by Fund; (4) June 2025 Receipt Listing; and (5) June 2025 Payment Listing. He noted the following item:
 - Receipt #174-2025 for \$26,356.12 from the JEDD was the first income tax payment for 2025. During 2024, the Township received a total of \$37,763.49 from the JEDD.
 - **Visitor Comment: Mark Keener:** Mr. Keener noted that the payment was for the first and second quarters of 2025. Another payment will be made in September.
 - Voucher #507-2025 for \$5,303.93 to Safety Systems was for the upfitting of the new unmarked cruiser.
 - Voucher #508-2025 for \$20,862.05 to Stewart Signs was for the new digital yard sign.
 - Warrant #50872 for \$601,191.62 to the City of Germantown was for the City's share of the first half road levy tax collections and 90% of tax collections of the other five joint levies, less related expenses.
- Mr. Stubbs made a MOTION, seconded by Dr. Cross, to approve the June financial reports and authorize the payment of June bills (warrants 50870 through 50881 and vouchers 457 through 556 for payroll direct deposit, tax withholdings and other electronic payments). The MOTION WAS APPROVED by a unanimous voice vote.
- Mr. Heistand reported that he sent a response to Montgomery County Auditor Karl Keith waiving a hearing concerning the Township's 2025-2026 tax budget and/or inside millage at the County Budget Commission's 8/28/25 meeting. This waiver is sent annually by the Township.
- He stated that the Township spends \$103.64 monthly with ADT for panic buttons in the Meeting Room and the Zoning/Trash office. He noted that there is a feeling around the office that the benefit may not justify this expense that is paid by the General Fund. Dr. Cross made a MOTION, seconded by Mr. Stubbs, to discontinue the ADT security service. The MOTION WAS APPROVED by a unanimous voice vote.
- He 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 deadline for filing levy requests with the Board of Elections is 8/6/25. Two parks levy options have completed the first required step by requesting County Auditor certification: (1) a .5 mill renewal starting in 2026 and (2) a 1.0 mill additional starting in 2026.
 - In addition to these two options, in June the Trustees requested that the Auditor certify the amount that would be generated by a combined levy of the .5 mill renewal and a 1.0 mill additional starting in 2026. Mr. Heistand noted that the Auditor was unable to complete the request, stating that the Ohio Revised Code does not allow a levy renewal with an additional amount. Available levy options include a Renewal, a Renewal with an Increase, a Replacement, a Replacement with an Increase, or an Additional.
 - He recommended that the Trustees run the 1.0 mill additional capital parks levy in November and then run the .5 mill renewal parks levy in either May or November 2026.

(The current .5 mill levy expires in 2025, with final collections in 2026.) However, to avoid having both levies expire in the same year down the road, he recommended that the 1.0 mill additional levy start in 2025, not 2026. He stated that to change the starting date, the Trustees would need to begin the process again with a request that the Auditor certify the amount to be generated by the 1.0 mill additional levy starting in 2025. If the Trustees decided to change the start date, he stated that a special meeting would then need to be held prior to the 8/6/25 deadline to approve placing the levy on the November ballot

- **Visitor Comment: Mark Keener:** Mr. Keener asked if the 1.0 mill levy language could state that the levy funds are restricted for capital use and can't be used for operations. Mr. Heistand did not know the answer but indicated that he would obtain an answer. Mr. Potter stated that capital project oversight costs should be paid by the capital levy. Dr. Cross indicated that he preferred that the levy not be restricted for capital projects, as the funds might be needed for maintenance expenses if the .5 mill operations levy should fail. Mr. Potter stated he was also concerned that the .5 mill levy won't pass. Mr. Stubbs stated that there may not be a need to renew the 1.0 mill capital levy in five years.
- **Visitor Comment: Deb Cross:** Mrs. Cross suggested that the Trustees not run any parks levies in November but instead run a new 1.5 mill combined levy next year to cover both operations and capital improvements. Mr. Heistand noted it would not take 1.5 mills to generate the same amount of funds that would be generated by the .5 mill renewal levy and the 1.0 mill additional levy due to updated real estate values that would be used for a new combined levy. He estimated that 1.3-1.35 mills would be sufficient.
- **Visitor Comment: Mark Keener:** Mr. Keener stated that the Centerville/Washington Township Park District is the only other entity in the area with a parks levy. He then explained the process used to allocate Township elected official salaries to other funds.
- **Visitor Comment: Isaac Morton:** Mr. Morton asked if specifying that the 1.0 mill levy is for capital use only would keep the City from charging the levy fund for administrative costs. He wanted to ensure that this charge wouldn't happen. Mr. Stubbs stated that he has been fighting these administrative charges for over ten years.
- Dr. Cross said that both the .5 mill operations levy and the 1.0 mill capital levy should be placed on the November ballot, explaining the purpose of each levy to the voters. Mr. Potter wanted the 1.0 mill capital levy to start in 2025, with first collections in 2026. He felt that calling it a "capital" levy on the ballot was important. Mr. Stubbs agreed.
- Mr. Stubbs introduced **RESOLUTION 2025-40**, 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 PERMANENT IMPROVEMENT PARKS AND RECREATIONAL LEVY, A 1.0 MILL ADDITIONAL, FOR A FIVE-YEAR PERIOD OF TIME; BEGINNING TAX YEAR 2025, WITH FIRST HALF COLLECTION IN 2026; TO PROVIDE FUNDING "FOR PARKS AND RECREATION PERMANENT IMPROVEMENTS" AS AUTHORIZED IN ORC SECTIONS 5705.19(F) AND 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 2025-40 WAS ADOPTED.**

- Mr. Stubbs introduced **RESOLUTION 2025-41**, seconded by Dr. Cross: **A RESOLUTION TO PROCEED TO LEVY A TAX IN EXCESS OF THE TEN MILL LIMITATION, SPECIFICALLY THE PLACEMENT ON THE 11/4/25 BALLOT OF A 0.5 MILL RENEWAL LEVY, FOR A FIVE-YEAR PERIOD OF TIME, COMMENCING IN 2026, FIRST DUE IN CALENDAR YEAR 2027, “FOR PARKS AND RECREATION OPERATIONS.”** The roll was taken and the adoption vote was as follows: Mr. Stubbs-Yes; Dr. Cross-Yes; Mr. Potter-Yes. **RESOLUTION 2025-41 WAS ADOPTED.**
- The Trustees decided to hold a Special Meeting on Wednesday, 7/23/25 to approve placing the 1.0 mill permanent improvement parks levy on the November ballot.

POLICE DEPARTMENT REPORT:

- Chief Birch reviewed his department’s June statistics. Noting that the department conducted 115 vacant house checks, he asked that residents contact them in advance of leaving town.
- He reported that the 2016 red Jeep Renegade unmarked cruiser sold on GovDeals.com for \$5,150, which was \$1,150 more than anticipated.
- He noted that Cruiser 001 had to have the passenger mirror replaced. The mirror cost \$382, less than the \$600 a mirror would have cost if purchased from Ford. He thanked Mr. Holbrook and Scott Hamilton for installing the mirror, saving the Department at least \$500. He also thanked them for everything they do for the Police Department and the Township as a whole. He stated that they are “jacks of all trades and always willing to help when asked.”
- The Department received a generous \$10,000 donation from the Germantown Eagles. He stated that the Eagles have consistently demonstrated their unwavering support for law and order in the community. He extended his thanks to the Eagles for their continued support and commitment to public safety. “Their generosity strengthens our mission and the safety of those we serve,” he said. The donation was deposited into the Police Association account.
- The Department received a \$9,898 (75%) 2024-2025 Law Enforcement Body Armor Grant from the Ohio Attorney General’s Office to buy all new bullet resistant vests and carriers. The total cost is \$13,317. The remaining cost will be paid by the Police Association using the Eagles’ funds.
- He announced that the Police Association will have a dunk tank at the 7/19/25 Saturday Night Out event in an attempt to strengthen community relations and the Police Association funds. These funds are used to pay for items such as the Annual Santa Breakfast, supplement funding for the National Night Out event, and purchase safety items for the Department.
- Dr. Cross asked about the status of the 2025-2026 School Resource Officer (SRO) contract with Valley View Schools. Chief Birch stated that it is in the process of being approved by the Board of Education. Officer Nichols will continue as our SRO. The school contracts with an outside entity for a second SRO. He noted that Officer Nichols will attend 40-hour SRO training this summer.

ROAD & SERVICE DEPARTMENT REPORT:

- Mr. Holbrook reported that Oakley Blacktop, Inc. had completed deep repairs on Sigal Road and Butter Street. He and Mr. Hamilton will be repairing the berm on both roads as soon as possible. The approved amount was \$35,000; the actual cost will be under \$30,000.
- He noted that he and Mr. Hamilton have been busy patching and leveling roads that are slated for chip seal this summer.
- They have completed the second round of guardrail spraying. They will spray for Johnson grass in the near future. They continue to mow the rural cemeteries.

- Mr. Potter asked about the status of the new dump truck. Mr. Holbrook stated that he is still waiting to receive it from the upfitter.
- Chief Birch asked if there was any update on the County reopening Astoria Road. Mr. Holbrook stated that it won't be open until sometime in 2026.

ZONING & TRASH DEPARTMENT REPORT:

- Mrs. Burton issued two permits in June: (1) a fence for David Brewer; and (2) a residential addition and covered porch for Jeffrey Ventura.
- She reported that she received several complaints about two properties Sunbury on Arch and Main Streets. She sent certified letters. Both issues have been addressed by the property owners.

TRUSTEE POTTER'S REPORT:

- Mr. Potter reported that the Independence Day parade was a success with no problems as far as he knew. He attended the Veterans' Memorial Park sidewalk dedication for Bob Neff and Bob McClain after the parade.
- He noted that the MMI Park had damage from a recent storm and was closed for a couple weeks until Germantown could get the downed trees and limbs cleaned up. Bids have been requested for a wall where the memorial plaques will be displayed.
- The sewer line at the pool has been repaired and the pool operations are back to normal.

TRUSTEE CROSS' REPORT:

- Dr. Cross reported that he contacted Todd Barstow, Deputy Director of the Montgomery County Office of Emergency Management, to obtain a copy of the Montgomery County Jurisdictional Emergency Intergovernmental Agreement he signed on 6/9/25. He was told that the document will be distributed once it is signed by all participating entities.
- He noted that the 7/7/25 Fire/EMS Oversight Committee meeting was cancelled.
- He attended the 7/7/25 Germantown City Council meeting. Council passed a Resolution to purchase and install a generator at the Senior Center. The total cost is \$130,000, \$75,000 of which will be paid by a Community Development Block Grant.
- He attended the 7/10/25 Senior Oversight Committee meeting. Senior Center events continue to be well attended. Membership is 234. The Center had five rentals during second quarter. Due to cleaning service issues, staff is now cleaning the Center. The new generator was discussed.
- He listened to a webinar on the "Trustees' Role in Township Zoning" sponsored by the Ohio Township Association (OTA). He felt it was a good overview of Township zoning. He suggested that others listen to the webinar once the recording is available on the OTA website.

TRUSTEE STUBBS' REPORT:

- Mr. Stubbs thanked all the Germantown Lions who attended the meeting to support Mr. Kozarec.
- He provided updates on Germantown Union Cemetery:
 - Burials are up by 50% over 2024.
 - Staff is busy mowing and cleaning up fallen trees from recent storms.
 - The project to replace the sidewalk and wall along Market Street should start by the end of July. The City would like a swale and a guardrail included in the project.
 - Dodds Memorial has accepted responsibility for the recent damage to the flagpole caused by one of their trucks. Cemetery staff is considering various replacement options.

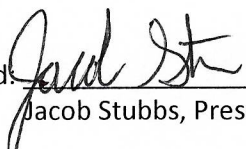
- Progress is being made on the new website and software project.
- The Cemetery received a \$2,500 grant to repair monuments that are safety hazards. 36 stones were reset at a cost of \$6,600. Perpetual care funds will be used for future monument repairs.
- Noting that markers are being moved after hours, he asked Chief Birch to have officers patrol the Cemetery during the night.
- He attended the Montgomery County Township Association meeting on 6/26/25.
 - Amy Bohardt, Director of the Montgomery County Animal Resource Center, gave an update. The Center has a capacity of 80 dogs. There are an estimated 140,000 dogs in the County. About 29% are registered. Registration is available from 12/1-1/31. Microchipping is available at the Center for a \$25 fee.
 - Mike Thonnerieux, Washington Township Administrator, was appointed to the Human Services Levy Committee.
 - HB 355, a proposed bill to increase levy approval thresholds to 60%, was discussed.
 - The OTA website has added new features for members.
- He thanked Mr. Potter, the Police Department, and the Road Department for their significant effort to help clean up tree and power line damage from the recent storms. Mr. Potter noted that several off-duty officers came in to help with chain saws following the worst storm.
 - **Visitor Comment: Abigail Hale-Dennis:** Ms. Hale-Dennis was upset that she was unable to reach her home on Oxford Road following the storm. Chief Birch stated that the road was closed between Sigal and Boomershine Roads due to downed power lines on each end. Ms. Hale-Dennis stated that there needed to be a process to notify residents.
 - **Visitor Comment: Mark Keener:** Mr. Keener asked if members of the township's Community Emergency Response Team (CERT) could help in such situations. Chief Birch stated that our CERT is down to only five members.

OTHER BUSINESS:

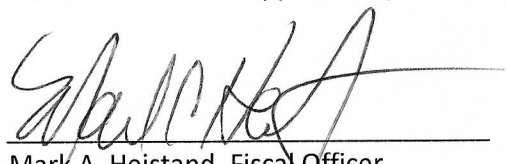
- Mr. Stubbs stated the he was pleased with the visitor dialogue during this meeting. He felt that the give and take was very important.

MEETING ADJOURNED:

- With no further business, Mr. Stubbs made a MOTION, seconded by Dr. Cross, to adjourn. The MOTION WAS APPROVED by a unanimous voice vote. The Meeting adjourned at 9:06 pm.

Signed:  _____
 Jacob Stubbs, President, Board of Trustees

Attest: These minutes were approved by the Board of Trustees at the August 11, 2025 meeting.

Signed:  _____
 Mark A. Heistand, Fiscal Officer