

Call to Order/Pledge of Allegiance/Attendance

The February 11, 2025 regularly-scheduled meeting of the Newtown Village Council was called to order at 6:00 p.m. by Mayor Mark Kobasuk, who led the Pledge of Allegiance to the Flag.

Council Members: Terry Fairley (excused)
Jerry Schwab
Peg Quallen
Jeff Drescher
Tracy Boone
Sarah Donohue (excused)

Solicitor Emily Supinger (excused)
Fiscal Officer Keri Everett
Assistant to Mayor Becky Fairley
Police Chief Tom Synan

Approval of Council Minutes

Ms. Boone made a motion to adopt the regularly-scheduled 01.14.2025 Council Minutes, Ms. Quallen seconded the motion. All Aye. Motion Carried.

SPECIAL PRESENTATIONS

Engineering Report, submitted by Verdantas, previously CT Consultants Engineering February 4, 2025

1. Church Street - Funded
 - Design complete.
 - Schedule:
 - ▶ Advertised for Bid – 1/30/25
 - ▶ Open – 2/21/25
2. Little Dry Run – MRF Funded, Seeking OPWC Funding – no update
 - The County has approved Municipal Road Funds in the amount of \$175,000. A 50% funding match was applied for- the total project estimate is \$350,000.
 - ▶ Recommending 30% request. Would leave the Village with 20%.
 - ▶ OPWC application submitted on 9/27.
 - Not recommended for funding through D2. Sent to the Small Gov't Commission. Anticipate hearing results by 4/1.
 - The project would resurface Little Dry Run from SR 32 to the Village Corp Limit.
 - Tentative Schedule:
 - ▶ Advertise for Bid – 4/24/25
 - ▶ Open – 5/22/25
 - ▶ Award – Mid – July
 - ▶ Completion -11/1/25
3. McCullough's Run – Construction Completed
 - Seeding and mulching is the only item remaining to be completed in the spring.
 - A new easement configuration addressing the width at Church St has been sent to Adam Hater at Jones Fish Hatchery for final approval.
4. Eastern Corridor Project – Project was not Awarded Funding
 - OKI Application was submitted by the deadline on June 7.
 - The lowest score funded was 54. Newtown project was a 42.
 - ▶ The best way for this project to increase its score is by adding to the local share. 20% match receives 0 points. A 50% match receives 10 points. Additionally, the Status of the Project received 2 points which equates to initial request for construction and ROW funding. Point can be increased to 5 if the Construction and ROW drawings are complete.
 - The Village and ODOT do not need to move forward with the project. Please let us know if you would like us to setup a meeting with ODOT to review.
5. Drywell at Round Bottom Rd and SR32 – Design Phase
 - CT has completed preliminary plans and will have the County review.
 - CT to prepare easement documents upon approval from the County.
 - Estimated timeframe on plans for bid is mid-March.

6. MVCA Parking Lot

- CT met with task force on 9/25/24 and provided the following requirements to MVCA for addressing:
 - ▶ Move the bumper blocks back 30" from the property line
 - ▶ Place a fence at the property line (owned and maintained by MVCA). Can be either a 4' wood split rail or a 4' white vinyl split rail.
 - ▶ Address ADA issues. This will require an as-built survey of the path (by MVCA) to confirm areas of the path that are in violation. Remove and replace. Provide a plan to the Village for review / approval prior to improvements being complete.
 - ▶ Provide an edge seal along the joint between the path and the MVCA parking lot
- CT met with MVCA and requested detailed drawings. Awaiting detailed information. Tentatively being told by MVCA that they will have a set of plans by 2/6/25

7. Kinney Property Subdivision

- A list of Hamilton County Regulations recommended for adoption by the Village has been provided to the Village. These include:
 - ▶ Rules and Regulations of the Hamilton County Regional Planning Commission for Plats and Subdivisions of Land
 - ▶ Access Management Regulations
 - ▶ Rules and Regulations of the Hamilton County Soil and Water Conservation District
 - ▶ Thoroughfare Plan
 - ▶ Rules and Regulations of the Office of the County Engineer
- CT has forwarded a summary of the major subdivision process to the Village for review.
- CT provided an updated opinion of the width of W Jefferson on 12/19. The applicant proposed a 20' wide asphalt pavement with curb on the north side only. Based on the existing conditions and improvements to the area, we believe that this would be acceptable

8. Pavement Condition Ratings:

The roadways in the Village with the four lowest pavement condition ratings (PCR) in the 2023 inventory are as follows:

- Little Dry Run - PCR 58
 - ▶ MRF approved. OPWC Small Gov't Pending (see above). Slated for late summer, early fall construction
- Round Bottom Road - PCR 63
 - ▶ Suggest applying for MRF and OPWC Funding in 2025. Do not anticipate getting both, but could reapply for OPWC the following year if MRF is received in 2025 and use as matching for additional points.
- Main St (Round Bottom to East Corp Line) - PCR 66
- Ragland Road - PCR 71

Audience Participation (3-minute limit)

Ongoing Issue w/Police and Council

Ed Wolfer, resident and business and property owner of 52 years, 3458 River Hills Drive. Mr. Wolfer continued to talk about Chief Synan describing some of his traits...he called Chief Synan a pathological liar and a narcissist. He asked Chief Synan if he had yet seen a psychiatrist because he needed help. Mayor Kobasuk told Mr. Wolfer his time had expired and asked him to sit down.

MAYOR AND COUNCIL MEMBER REPORTS:

Mayor's Report

Newtown Newsletter: Mayor Kobasuk said Smith Hughes will be highlighted and asked that department heads and council members submit information to Becky for consideration of the newsletter.

Newtown Landfill: The landfill should be capped and closed this year. It's been suggested by some residents to plant wildflowers on the landfill – the Village is not allowed to spend Village funds on private property.

SR 32 Berm: ODOT has agreed to remove the berm along SR 32 next to Burger Farm. A Special Council Meeting will take place for council to vote on a resolution approving the agreement between ODOT and the Village.

Marijuana Issue (Mayor Kobasuk)

A map was presented and discussed – the map reveals lack of space for marijuana facilities, which are not allowed to operate within 500' of parks, schools, churches, etc. More discussion will take place when all members of Council and Solicitor Supinger are present. The moratorium expires March – the question before Council is do we extend the moratorium or do we allow it. Ms. Boone talked with someone that said even if Newtown had the space for a facility and allowed a dispensary, the owner would have to apply for a permit. He said around 700 had applied for a permit and only 7-9 were allowed.

Electric Aggregation: Mayor Kobasuk said according the recent memo from Energy Alliances, it appears to pay for residents to be in the aggregation agreement. Duke will be charging .96/ccf (100 cubic feet) where we are paying almost .60 under the Energy Alliance arrangement. People are in the agreement, unless they “opt” out.

Council Members Report:

Finance Report/2025 Budget

In Mr. Fairley's absence, Mayor Kobasuk discussed the Finance Report as presented. Estimated revenue was 2.8 million dollars and it came in at 2.9 million. 2.8 million dollars were spent, an excess of \$331,000 was not spent. Therefore, 3.1 million dollars was appropriated and spent 2.8 million. The current ending balance is 1.7 million dollars, which is a good carryover. The revenue for January 2025 (\$222,000) is running above January 2024 (\$209,000).

Mr. Drescher made a motion to approve the January 2025 Finance Report, seconded by Ms. Boone. All Aye. Motion Carried.

Hamilton County Tax Incentive Review Council

Hamilton County TIRC Tax Incentive Review Board Two Representatives are required to be residents of the Village of Newtown (one representative must be a resident and one a village official.) Becky administers the CRA process and assists with annual reporting for the CRA Housing Officer and has served as the resident member for many years. Mayor Kobasuk has served on the board with her for the last few years. The meeting is usually held in June of each year.

Ms. Boone made a motion to appoint Ms. Fairley and Mr. Drescher to serve on the 2025 TIRC Board. Ms. Everett also attends. Mr. Schwab seconded the motion. All Aye. Motion Carried.

Maintenance Report for January (Ms. Quallen)

Council received the report prior to the meeting and no one had any questions. Maintenance department guys have been busy with recent snow removal. The speed study on Church Street has been completed:

Ms. Quallen made a motion to approve the installation of three additional speed limit signs at 3237 Church Street, 3310 Church Street and 3414 Church Street. Mr. Drescher seconded the motion. All Aye. Motion Carried.

Planning Commission Update (Mr. Schwab)

Mr. Stoker provided Council with a Memo on Text Changes to the Zoning Code, in a previous email. The height of signs and banners were approved at the Jan. 23rd Planning meeting – it was then suggested to increase the height. More discussion will take place – tonight there will only be a First Reading of the Ordinance amending the Zoning Code.

Summerfest Grant and ODOT Grant Update (Ms. Boone)

Ms. Boone is working on a \$25,000 grant with the Hamilton County Board of County Commissioners – Newtown 5K is interested in partnering with the Committee, as well previous businesses that participated in the 2024 event. There are also new businesses interested, should the grant be awarded. Summerfest will only fit into the budget if the grant is awarded.

Ms. Boone is also working on the ODOT grant, which is due in April. A feasibility study would need to be done to consider connecting Lake Barber to the Bike Trail. Connecting Ivy Hills to Newtown or the Bike Trail and also finding a way to make restaurants and businesses more accessible from the Bike Trail is something Ms. Boone is working on. Ms. Boone talked with Tri-State Trails – Studies have been done in the past – Ms. Boone is looking to obtain this information. Newtown could possibly benefit from working with Tri-State Trails.

AED Training (Ms. Boone)

ATFD gave a demonstration of the AED equipment at 5:15pm this evening before Council.

Safety Services Reports (Mr. Drescher)

ATFD Report & Police Update Mr. Drescher gave an overview of each respective reports provided by ATFD and Newtown Police.

Traffic Solutions

Mr. Drescher made a motion to approve \$1,500 to All Traffic Solutions Inc. for App Traffic Suite (12 mos.) Equipment Management, Reporting, Image Management, Alerts, Mapping and PremierCare . Ms. Boone seconded the motion. All Aye. Motion Carried.

Police Department – Lexipol

Mr. Drescher made a motion to approve \$7,038.83 to Lexipol for Annual Law Enforcement Manual and Training Bulletins. Ms. Boone seconded the motion. All Aye. Motion Carried.

Legislation

Resolution, Agreement w/CT Consultants

Mr. Schwab made a motion have a First Reading of A RESOLUTION APPROVING AN AGREEMENT WITH CT CONSULTANTS, INC. FOR PROFESSIONAL SERVICES.

First Reading, Ordinance, Mayor's Court Computer Fund

Mr. Drescher made a motion to have a First Reading of AN ORDINANCE INCREASING THE MAYOR'S COURT COMPUTER FUND.

First Reading, Ordinance, Amending the Zoning Code

Mr. Schwab made a motion to have a First Reading of AN ORDINANCE AMENDING THE ZONING CODE OF THE VILLAGE OF NEWTOWN

Ordinance, First Reading Appropriations

Mr. Schwab made a motion to have a First Reading of AN ORDINANCE TO MAKE APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE VILLAGE OF NEWTOWN DURING THE FISCAL YEAR ENDING DECEMBER 31, 2025.

New Business

Council Checklist

Ms. Boone made a motion to approve the 02.11.2025 Council Checklist for \$301,823.27. Mr. Drescher seconded the motion. All Aye. Motion Carried.

Ms. Boone made a motion to approve \$3,785 to My Flower Service for the 2025 flowers for Village Beautification. Ms. Quallen seconded the motion. All Aye. Motion Carried.

Mr. Drescher made a motion to adjourn at 6:52pm, seconded by Ms. Boone. All Aye. Motion Carried.

Transcribed by Becky Fairley