

### Call to Order/Pledge of Allegiance/Attendance

The July 8, 2025 regularly-scheduled meeting of the Newtown Village Council was called to order at 6:00 p.m. by Mayor Terry Fairley, who led the Pledge of Allegiance to the Flag.

### **Council Members:**

Jerry Schwab  
Peg Quallen  
Jeff Drescher  
Tracy Boone  
Sarah Donohue

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

### Mayor Mark Kobasuk's Resignation

#### Resignation Letter

Dear Council Members,

I am writing to advise you that my wife and I have purchased a retirement home near our Kentucky farm, where we have spent most weekends over the last 15 years. We were planning to build a house on our farm over the next several years, but our plans changed when a unique property near our farm became available. As such, we will be moving out of the Village of Newtown and I will be resigning from my position as Mayor, effective June 30, 2025.

I regret not being able to finish my term as Mayor. I have valued my time serving the Village, first as a council member and then as Mayor, and watching our three children grow up in Newtown and attend Mercer, Nagel and Turpin. I feel honored to have been elected by the citizens of Newtown to three terms as Mayor, and I believe that the Village has moved in a positive direction and benefitted from growth and development during my tenure without any increase in taxes.

The Village will be in excellent hands under Vice Mayor Mr. Fairley. It has been a pleasure to serve the Village of Newtown. I feel confident that the progress we have made will continue under the leadership and direction of this Council.

### Mayor Kobasuk's Statement in the Enquirer

Chief Synan's lawsuit was not a factor in my decision to resign from my position as Mayor. My wife and I had been planning to build a house on our farm in Northern Kentucky over the next few years, but when a nearby home came on the market, we purchased it instead which advanced our timeline. The allegations contained in Chief Synan's lawsuit are highly inflammatory and were written with the intent of electing outrage from the residents of Newtown. I am confident as the lawsuit progresses that a true picture of the facts will be revealed.

Ms. Fairley's title was changed from Assistant to the Mayor to Administrative Assistant, to avoid any conflict of interest while Mr. Fairley serves as Mayor until 12/31/2025.

### Election of Vice Mayor

**Mr. Schwab nominated Ms. Boone to serve as Vice Mayor; Ms. Quallen seconded the motion. Roll Call: Ms. Donohue-Yes, Ms. Quallen-Yes, Mr. Schwab-Yes, Ms. Boone-Yes, Yes, Mr. Drescher-Yes. All Aye. Motion Carried.**

### Approval of Council Minutes

**Mr. Schwab made a motion to approve the regularly-scheduled 06.10.2025 Council Minutes. Ms. Quallen seconded the motion. All Aye. Motion Carried.**

### SPECIAL PRESENTATIONS

#### Engineering Report, submitted by Verdantas, previously CT Consultants Engineering July 2, 2025

##### 1. Church Street

- Award to JR Jurgenson
- Schedule:

► Precon meeting held on May 7, 2025

MOT and resident notification occurring week of 6/30. Heavy construction starting week of 7/7. Tentative completion date 8/1/25.

2. Little Dry Run – MRF Funded, OPWC Funded

- Schedule:
  - ▶ Advertise for Bid – 5/15/25
  - ▶ Open – 5/29/25
- Lowest Bid – Jurgensen - \$461,354.40
- ▶ Award – after 7/1 and after OPWC agreement is completed.
  - OPWC agreement must be signed prior to award.
- Completion -11/1/25

3. McCullough's Run – Construction Completed

- Seeding and mulching has been completed.
- Easement completed. Project Complete.
- Field work for asbuilts complete. Need to finalize and send to Corp to close out project.

4. Drywells at Round Bottom Rd and SR32 – Bidding Phase

- VDT has completed design plans and final location of easement is under review by the County.  
County is requesting additional information and testing.
- ▶ VDT coordinating with Atlas to get additional test bores complete.
- VDT prepared easement documents.
- Schedule:
  - ▶ Advertise for Bid – May 1, 2025
  - ▶ Open – May 15, 2025
    - Lowest Bid – KT Holden - \$130,000
  - ▶ Met with County on 6/6 to review drawings and limits of easements
    - Will send recommendation for award and schedule preconstruction meeting following approval by County.
  - ▶ Completion – October 1, 2025

5. Pavement Condition Ratings: (For Reference - Unchanged From Last Month)

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 Approved - 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. Please confirm that you would like VDT to submit for funding.
- 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)

Ed Wolfer, resident, business and property owner of 52 years, 3458 River Hills Drive. Mr. Wolfer continued to attack Chief Synan personally calling him a narcissist and pathological liar.. Among other accusations. Mayor Fairley told Mr. Wolfer to sit down and quit disturbing the meeting.

## MAYOR AND COUNCIL MEMBER REPORTS:

### Mayor's Report

#### Railroad Crossing

Mayor Fairley talked with Chief Synan regarding the minor issues with the Church Street Railroad Crossing being so rough. The Railroad has been notified – there is also a sensor under the tracks that is malfunctioning. Repairs will begin soon and should not take long to fix.

#### Church Street South Paving

To prepare for the paving, traffic signals will be set-up by JR Jurgenson, contractor awarded the paving project. I project will begin after the 5K Race, 8/9/2025.

#### Building Updates (Mayor Fairley)

Mayor Fairley met with Building and Zoning Commissioner Gerry Stoker to review updates on development.

#### Main Street Condos

The builder has not yet presented building plans.

#### Daisy Fields Subdivision, Church Street

Verdantas Engineering, Village Engineer is currently reviewing the Civil plans, (civil engineering drawings or site plans). Updates will be reported as they become available.

#### Council Member Selection "Special Meeting"

Mayor Fairley reported the process for choosing an appointed Council Member. Interested parties need to submit a Letter of Interest by end of business on 7/25/2025. A Special Council Meeting will take place on 7/29/2025 to appoint someone to fill Mayor Fairley's vacated Council seat. Interested parties will have the chance to present themselves to Council in a brief three-minute presentation. Council will dismiss into Executive Session to discuss the candidates.

**Ms. Boone made a motion to approve the process to appoint a Council person to Mayor Fairley's vacated council seat. Ms. Donohue seconded the motion. All Aye. Motion Carried.**

#### Procedural Change in Legislation (Mayor Fairley)

When we present an ordinance or resolution to suspend the rules or declare an emergency, Mayor Fairley will now ask for a roll call, instead of "Aye and Nay" votes.

### Council Members Report:

#### Finance Report/2025 Budget (Mayor Fairley)

June 2025 – General Fund revenue is at 54% so we are 50% through the year so we are trending a little above where we should be at this time. Expenditures of all three departments (Police, Maintenance and Administrative) are well below the 50% benchmark. The Municipal Tax Collections for the second quarter are looking very good; trending well above what we did last year. We are \$694,000 – on track to be in-line with our budget.

**Ms. Quallen made a motion to approve the June 2025 Finance Report; Ms. Boone seconded the motion. All Aye. Motion Carried.**

#### CRA & TIF 2024 Reports (Mayor Fairley)

This annual meeting held at the Hamilton County Economic Development office, powered by Allow Development Company on Mentor Avenue. Keri and Becky prepare the reports to present to the Board each year. The TIRC Board did approve all reports presented. Council needs to accept and approve the reports.

**Mr. Schwab made a motion to approve the CRA and TIF 2024 Reports. Ms. Boone seconded the motion. All Aye. Motion Carried.**

#### Safety Services Reports (Mr. Drescher)

As most months, most ATFD runs are EMS-related. Anderson Township and the ATFD are in the process of working out the new contract with the Union. If numbers work out, Station 22 may add another staff member. The Newtown Police Department reported standard monthly activities. Newtown has access to the flock cameras that were installed last week.

#### Maintenance Report (Ms. Quallen)

Maintenance recently assisted Verdin Clock Company in removing the existing clock to prepare the area for the new clock. They also have been busy with weather-related clean-up. There was one recent burial at Flag Spring Cemetery.

#### Planning Commission Update (Mr. Schwab)

Planning has not recently met; therefore, there are no current updates.

#### Summerfest 2025 (Ms. Boone)

Planning for the event is coming along with most things falling into place with a lot of craft vendors. They are still looking for food vendors. A contract for \$6,000 w/the Cincinnati Circus will need to be approved by Council. They will feature the Wheel of Death Motorcycles, Juggling/hula-hooping clowns, chair-stacking, acrobats, face painting and balloons, and much more. The committee is looking for a stage company to replace the one that fell-through – since there is no offer to present to Council, Ms. Boone asked if Council would give her permission to proceed with a contract up to a certain dollar amount for a stage company. A small car show of classic and collectible cars will be on display.

**Ms. Boone made a motion to approve the contact with Cincinnati Circus for \$6,000 and a contract with a stage company up to \$3500. Mr. Drescher seconded the motion. All Aye. Motion Carried.**

#### Fire Department Council Tour (Ms. Boone)

Council toured the Fire Department (Station 22) on June 19<sup>th</sup> – we learned of additional services that we were not aware of. The following is from Asst. Chief Bob Herrlinger:

In addition to emergency responses, your fire department is excited to continue offering a variety of services to our residents. Some of those services include blood pressure checks, CPR, AED, First Aid, Stop the Bleed, fire extinguisher, fire safety and emergency preparedness classes. In addition to classes, we provide complimentary home smoke alarm and safety checks. We have trained technicians to evaluate and inspect installed car seats (appointments are required). Please email Ben Meyer ([bmeyer@andersontownshipoh.gov](mailto:bmeyer@andersontownshipoh.gov)) to arrange a car seat inspection. If you are hosting a neighborhood event or parade, we can stop by and show your group the vehicles and equipment. We provide paint and brushes if you want to paint your neighborhood fire hydrants. We have a Home Knox Box Loan Program. If you are suffering from an ailment that hinders your ability to get to your door in an emergency, we can loan you a key box that allows us to access your door without causing property damage. If you would like to take advantage of any of these services, please contact us at ([rherrlinger@andersontownshipoh.gov](mailto:rherrlinger@andersontownshipoh.gov)) or call # 513-688-8070.

#### Ragland Road Speed Limit

A resident on Ragland recently asked Mr. Schwab about changing the speed limit back to 25mph, as it is currently 35mph. Solicitor Supinger said they are all determined by the state of Ohio. The Village cannot do anything about that and in order for the state to change the speed limit on a particular street or roadway, there has to be a traffic study. It is not common that ODOT would do this.

#### Solicitor's Report (Solicitor Supinger)

Solicitor Supinger spoke yesterday with the Board of Elections – they do have everything needed for the mayor's position. They should have petitions available for those interested in running. The deadline to file petitions is 8/6/2025.

#### Legislation

##### Resolution, 2026 Tax Budget

Council is required to adopt a Tax Budget for calendar year 2026; Council held a Public Hearing on July 8, 2025 prior to this Council Meeting.

**Ms. Boone made a motion to suspend the rules, seconded by Mr. Schwab. Roll Call: Ms. Boone-Yes, Mr. Schwab-Yes, Ms. Quallen-Yes, Ms. Donohue-Yes, Mr. Drescher-Yes. Motion Carried.**

**Ms. Boone made a motion to adopt RESOLUTION NO. 18-2025 A RESOLUTION ADOPTING THE 2026 TAX BUDGET FOR THE VILLAGE OF NEWTOWN. Mr. Drescher seconded the motion. All Aye. Roll Call: Ms. Boone-Yes, Mr. Schwab-Yes, Ms. Quallen-Yes, Ms. Donohue-Yes, Mr. Drescher-Yes. Motion Carried.**

Resolution, Agreement w/Cincinnati United Soccer Club

Council wishes to enter into an agreement with the Cincinnati United Soccer Club for the use of athletic fields located in Short Park.

**Ms. Boone made a motion to suspend the rules, seconded by Ms. Quallen. Roll Call: Ms. Boone-Yes, Mr. Schwab-Yes, Ms. Quallen-Yes, Ms. Donohue-Yes, Mr. Drescher-Yes. Motion Carried. Motion Carried.**

**Ms. Boone made a motion to adopt RESOLUTION NO. 19-2025 A RESOLUTION APPROVING AN AGREEMENT WITH CINCINNATI UNITED SOCCER CLUB FOR USE OF ATHLETIC FIELDS. Mr. Drescher seconded the motion. Roll Call: Ms. Boone-Yes, Mr. Schwab-Yes, Ms. Quallen-Yes, Ms. Donohue-Yes, Mr. Drescher-Yes. Motion Carried.**

Resolution Revising Job Description

Due to the unforeseen recent resignation of the Mayor, the Vice-Mayor has assumed the office of Mayor, as provided in Section 733.25 of the Ohio Revised Code; and the new Mayor is married to a Village employee who currently serves in the role as Assist to the Mayor. Council desires to amend the job title and job description for the position of Assistant to the Mayor to ensure compliance with all legal requirements, including, but not limited to, Section 2921.42 and Section 102.03(D) of the Ohio Revised Code.

**Ms. Boone made a motion to suspend the rules, seconded by Mr. Drescher. Roll Call: Ms. Boone-Yes, Mr. Schwab-Yes, Ms. Quallen-Yes, Ms. Donohue-Yes, Mr. Drescher-Yes. Motion Carried.**

Discussion

Ms. Boone said when she read this, she thought the title chosen seemed minor and asked if another title could be used. Assistant to the Mayor vs. Administrative Assist – Ms. Boone said Becky does a lot and feels like that is an important position and felt Administrative Assistant seems kind of beneath her position in her work. Solicitor Supinger said the title can be changed later and changed back in January 2026.

**Ms. Boone made a motion to adopt RESOLUTION NO. 20-2025 A RESOLUTION REVISING THE JOB DESCRIPTION FOR THE POSITION OF ASSISTANT TO THE MAYOR. Mr. Drescher seconded the motion. Roll Call: Ms. Boone-Yes, Mr. Schwab-Yes, Ms. Quallen-Yes, Ms. Donohue-Yes, Mr. Drescher-Yes. Motion Carried.**

Ordinance, Amending the Zoning Code

The Village of Newtown conducted a public hearing as to the proposed changes on April 8, 2025. The above Public Hearing is the second Public Hearing for this ordinance, amending the zoning code as the *amendments relate to temporary signs in non-residential districts*. **The First Reading of this Ordinance took place at the May 13, 2025 Council Meeting and Second Reading took place at the June 10, 2025 Council Meeting.**

**Mr. Schwab made a motion to adopt ORDINANCE NO. 10-2025 AN ORDINANCE AMENDING THE ZONING CODE OF THE VILLAGE OF NEWTOWN. Mr. Drescher seconded the motion. Roll Call: Ms. Boone-Yes, Mr. Schwab-Yes, Ms. Quallen-Yes, Ms. Donohue-Yes, Mr. Drescher-Yes. Motion Carried.**

Ordinance, Amending the Zoning Code

Planning Commission and the Building Commissioner have determined that certain sections of the Zoning Code are ***inconsistent and/or incomplete and need corrected or clarified***. A meeting was conducted on May 22, 2025 and voted to recommend certain corrections to the Zoning Code. The Village of Newtown conducted a public hearing as to the proposed changes on July 8, 2025.

**Mayor Fairley read the Second Reading of AN ORDINANCE AMENDING THE ZONING CODE OF THE VILLAGE OF NEWTOWN.**

Resolution, Project Grant/Loan Agreement w/Ohio Public Works Commission

This grant awarded and loan from the Ohio Public Works Commission, State Capital Improvement Fund to make improvements to Little Dry Run Road.

**Ms. Quallen made a motion to suspend the rules, seconded by Ms. Boone. Roll Call: Ms. Boone-Yes, Mr. Schwab-Yes, Ms. Quallen-Yes, Ms. Donohue-Yes, Mr. Drescher-Yes. Motion Carried.**

**Ms. Quallen made a motion to adopt RESOLUTION NO. 20-2025 A RESOLUTION AUTHORIZING THE MAYOR AND FISCAL OFFICER TO ENTER INTO A PROJECT GRANT/LOAN AGREEMENT WITH THE OHIO PUBLIC WORKS COMMISSION. Ms. Boone seconded the motion. Roll Call: Ms. Boone-Yes, Mr. Schwab-Yes, Ms. Quallen-Yes, Ms. Donohue-Yes, Mr. Drescher-Yes.**

New Business

Property Maintenance (Mr. Drescher)

The Property Maintenance Inspector needs to send letters to owners – shrubs and bushes impede some of the sidewalks. Maintenance may need to cut the right-of-way – Church Street. Mayor Fairley will contact Chuck Morgan – if this is on private property, Mark Yontz will need to send letters.

Council Checklist

**Mr. Schwab made a motion to approve the 07.08.2025 Council Checklist for \$273,671.43. Ms. Boone seconded the motion. All Aye. Motion Carried.**

**Ms. Quallen made a motion to adjourn at 6:42, motion seconded by Mr. Drescher. All Aye. Motion Carried.**

Transcribed by Becky Fairley