

Call to Order/Pledge of Allegiance/Attendance

The August 12, 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: Vice Mayor Tracy Boone
Jerry Schwab
Peg Quallen
Jeff Drescher
Sarah Donohue

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

PUBLIC HEARING – called to order at 6:00pm by Mayor Fairley – there were no comments from the public.

Ordinance, Amending the Zoning Code

The First Ordinance for *different Zoning Code corrections/change took place at the 6/10/2025 and the Second Reading of an Ordinance at the 7/08/2025 Council Meeting. A Public Hearing as to the proposed changes also took place at the 7/08/2025 Council Meeting. These changes were recommended by the Planning Commission and Building Commissioner Gerry Stoker at the 5/22/2025 meeting.*

Welcome Chuck Short as Council Member

At the 7/29/2025 Special Council Meeting, Mayor and all of council, excluding Ms. Donohue, welcomed and appointed Mr. Chuck Short to Mr. Fairley's council seat, vacated when he began serving the role of Mayor through December 31, 2025. The council seat Mr. Short is serving will also expire 12/31/2025.

Mayor Fairley said Mr. Short has been the backbone of the Village for many years serving as a community leader on the Newtown Civic League where a scholarship is given each year to a Newtown resident. Mr. Short also is a member of the Newtown Veterans Association and was instrumental in the planning and construction of the Veterans Memorial, located at Moundview Park. To name a few others, Mr. Short has been the organizer of the annual Easter Egg Hunt, Memorial Day Parade, Touch a Truck and Visit with Santa.

Mr. Drescher stated that he thought appointing a candidate who is running would give them an advantage in the upcoming election. It would be unfair to the others who are running to appoint one of them now, which would help them get elected. He thought it is a better idea to appoint someone who was not running. Ms. Boone also felt it would have given an unfair advantage in the election and thought Chuck would continue to do a great job for Newtown.

Approval of Council Minutes

Mr. Short made a motion to approve the Council Minutes from the regularly-scheduled 07.08.2025 Council Meeting, and from the 7.29.2025 Special Council Meeting. Mr. Schwab seconded the motion. All Aye. Motion Carried.

SPECIAL PRESENTATIONS

Engineering Report, submitted by Verdantas, previously CT Consultants Engineering - August 6, 2025

1. Church Street

- Award to JR Jurgenson
- Schedule:
 - ▶ Pre-con meeting held on May 7, 2025
 - ▶ Starting Construction on 8/11. VDT on-site week of 8/4 to mark sidewalk and curb replacement areas. Tentatively complete by 9/1.

2. Little Dry Run – MRF Funded, OPWC Funded

- Schedule:
 - ▶ Advertise for Bid – 5/15/25
 - ▶ Open – 5/29/25

Little Dry Run – MRF Funded, OPWC Funded (continued)

- Lowest Bid – Jurgensen - \$461,354.40
- ▶ Award – after 7/1 and after OPWC agreement is completed.
 - OPWC agreement signed by Mayor. Contractor award slated for 8/12.
 - We will notify Contractor and schedule precon after 8/12 Council Meeting and confirmation of award.
- ▶ Completion -11/1/25

3. Little Dry Run – Wall Concerns

- VDT met with the Village on-site. The existing stone and mortar wall is failing on the upstream and downstream end. VDT has provided a proposal to survey the area and we are working with Atlas to provide a proposal for Geotechnical Engineering.

4. McCullough's Run – Project Complete

5. 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.
 - ▶ Atlas performed additional borings on 8/4/25.
- 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 – VDT reaching out to HCSWD regarding schedule to see if we can get an extension.

6. Pavement Condition Ratings & Funding:

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 construction in September and October, 2025
- 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. MRF application proposed for 30% grant. OPWC application proposed for 50% grant. That would leave 20% to Village
- Main St (Round Bottom to East Corp Line) - PCR 66
- Ragland Road - PCR 71

Village Concerns

Mr. Bob Elkin, Jefferson Street said a lot is going on in our Village currently and asked Council and others to speak louder and make sure their mics are working. He spoke to the recent negative comments on Facebook regarding Village Council and childish posts – he was very disappointed to have seen some of this came from someone that is running for Village Council.

Mr. Elkin told Ms. Donahue she spoke very softly at the 7/29/2025 Special Meeting and seemed to have a number of comments following the selection of Mr. Short, but hardly anyone could hear her.

To quote Mr. Elkin directly, “my other point tonight, on a somewhat personal note that should concern everyone in the Village, and I only make this because as a professional and college professor, I find some behaviors quite childish. Recently, there was a post by someone to the Newtown Ohio Residents and Friends Facebook site in late June; I believe the original post may have been in regards to the previous Mayor resigning. Numerous individuals made comments on this particular post/thread. There were others making negative comments about the current council. I found many of the comments to be disparaging, libelous, and unfounded, in my opinion.” Most concerning to Mr. Elkin was that he and some of his neighbors seem to have been blocked from the Facebook site of someone who is running for council. Mr. Elkin added, “at any rate, I find this all to be very unbecoming of someone who is presently running for Village Council. This is not someone I want on my Council. You can bet that I will share this with all my neighbors, as well as anyone else I can talk to in Newtown. I find it quite disturbing and it should be of concern to all of us in Newtown. Many seem to talk about transparency, but then when confronted, here comes that “cancel culture” to our little Village.”

Ongoing Issue w/Police and Council (Ed Wolfer)

Ed Wolfer, resident, business and property owner of 52 years, 3458 River Hills Drive. Mr. Wolfer complimented Mayor Fairley on the recent appointment as Mayor. He said Council, Police Department and previous Mayor lied – he told Mr. Fairley he noticed he was an Eagle Scout and asked if he lied?

Mr. Wolfer said Chief Synan is a negligent silent and cowardice man and a narcissist. He asked Chief Synan about the 50 lb. machine gun – said that was his 17th habitual lie! There were other accusations – Mayor Fairley told Mr. Wolfer to sit down that his time was up!

MAYOR AND COUNCIL MEMBER REPORTS:

Mayor's Report

Building/Zoning Replacement (Mayor Fairley)

Mayor Fairley said Mr. Stoker will be ending his services currently provided to the Village on 12/31/2025. On 8/15/2025, Mayor Fairley, Vice Mayor Boone and Council Members Mr. Schwab and Ms. Donohue were invited to meet with Hamilton County as an option to contract with them on the Building Department permitting – They would organize and attend Planning and Board of Zoning Appeals meetings. Other options are being considered for the enforcement of the building code. Their process for Building applications is done on-line and once the applicant has applied, their case will be updated daily on-line.

Daisy Fields Subdivision, Church Street (Mayor Fairley)

The developer is working with Verdantas Engineering, Village Engineer and Hamilton County to determine where the storm and sewer drains will eventually be installed. The project should begin once permits have been approved. At this time, no tentative date has been given. I will keep everyone updated.

Duke Energy (Mayor Fairley)

A Duke Energy employee stopped by the office and told Keri that in 2016 they switched to a new server and their electric account for the Municipal Center did not transfer over. They went back to May 2024 and are charging the Village \$13,725.11. This will come from the Contingency line since this item was not budgeted, due to the Village not being aware of this until recently.

Paving and Seal Coating Update

Church Street South will be paved and seal coated beginning 8/12/2025 – project should take about three weeks. This project was scheduled to begin 8/1/2025 – due to the Newtown 5K, we asked them to hold off until after the race. Little Dry Run paving will begin once Church Street South has been completed.

Summerfest Review

Summerfest turned out great! It's a team effort and a huge thank you goes out to everyone who helped, participated, and attended! The Cincinnati Circus was a huge hit, and the three bands sounded great! There was a nice variety of food and craft vendors, and the car show was popular! The crowd was less than expected, but it was very hot! There was only one safety incident and that was the result of a bee sting. The new layout worked well! The committee received lots of compliments!

Heroes on the Water – Saturday, September 6th

The Village wishes to enter into an agreement for the Heroes on the Water (Lake Barber Event) with Heroes on the Water, Southwest-OH Chapter (Licensee). Lake Barber is owned by the Village and operates Lake Barber as a public park. The Licensee is a not-for-profit organization that provides recreational wellness experiences for military veterans and their families. This is for a one-day use of boats, canoes and water craft on Lake Barber. The Village will be suspending these activities that are normally prohibited.

Ms. Donohue made a motion to enter into agreement with the Heroes on the Water, Southwest-OH Chapter for the September 6, 2025 event described above. Ms. Boone seconded the motion. All Aye. Motion Carried.

Speeding Concern – River Hills

Mr. Jeff Sparks, resident on Pecos asked the Police Department if they could keep an eye out for those that frequently are running stop signs and speeding. Chief Synan said unless an officer witnesses one going over a reasonable speed limit, they cannot be cited. He said they will keep an eye out for these concerns. Typically, the offenders are residents that live in the area.

Council Members Report:

Finance Report/2025 Budget (Mr. Fairley)

July 2025 – Time elapsed at 58% of the year – General Fund Revenue is up 61.3%, which is always a positive when this number is higher than the time elapsed. General Fund expenditures are 45.9%, which is below time elapsed, which is also a desired outcome. 2025 vs 2024 – Municipal Income Tax Collections are down 11.7% vs this time last year for July. To date, the Village finances are on budget.

Mr. Short made a motion to approve the July 2025 Finance Report; Mr. Drescher seconded the motion. All Aye. Motion Carried.

Safety Services Reports (Mr. Drescher)

The new cruisers are currently being outfitted – he thanked the police department for the long day of the 5K and Summerfest. It was a long and hot one!

Planning Commission Update (Mr. Schwab)

Planning Commission will meet Thursday, 8/28/2025 at 6pm for a Conditional Use – Food Truck for Lobsta Bakes.

Maintenance Report (Ms. Quallen)

Maintenance guys also assisted with Summerfest, prior to the event. They recently attended a Bucket Truck safety conference and have busy trimming the vegetation on Church Street.

Summerfest 2025 (Ms. Boone)

Ms. Boone thanked everyone for their hard work on such a super-hot and long day! The event truly is a huge undertaking – next year the hours of the event will be shortened.

NAMASTE “YOGA” in Newtown (Ms. Boone)

The Yoga class will take place in Short Park, 3712 Debolt Road on Monday, 8/25/2025 at 7pm. Donations are welcomed!

Newtown Website (Ms. Boone)

The new website has taken extra time and has been an arduous process, after the unexpected passing of the person that hosted the Website.

National Fitness Campaign (Ms. Boone)

UC is willing to give a \$50,000 grant to local communities (up to 10 grants) who are interested and able to put some skin into the game. This can be through our own budget or donations. Then, the National Fitness Campaign will help us find grants and funds to cover the rest of the expenses. This would be for a fitness court – their equipment is all designed for the elements and is considered permanent, outdoor equipment that does not go deep into the ground. This would also complement the training options for MVCA significantly.

Ms. Boone made a motion for Council to move forward checking with Verdantas on any limitations. Ms. Donohue seconded the motion. All Aye. Motion Carried.

Summerfest (Ms. Donohue)

Ms. Donohue thanked the Garden Club for donating flowers and also thanked Sargeant Jim Vontz for utilizing his drone during the event.

Solicitor's Report (Solicitor Supinger)

Nothing to report at this time.

Legislation

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.

Mr. Schwab made a motion to have the Third Reading of ORDINANCE NO. 11-2025 AN ORDINANCE AMENDING THE ZONING CODE OF THE VILLAGE OF NEWTOWN TO MAKE CERTAIN CORRECTIONS. Ms. Quallen seconded the motion. Roll Call: Ms. Boone—Yes, Mr. Schwab-Yes, Ms. Quallen-Yes, Mr. Drescher-Yes, Mr. Short-Yes, Ms. Donohue-Yes. Motion Carried.

Resolution, Contract w/John R. Jurgensen

Verdantas, Village Engineer advised that the bid submitted by John R. Jurgensen Company in the amount of \$461,354.40 is the lowest and best bid. Project shall not exceed this amount.

Ms. Boone made a motion to suspend the rules.

Ms. Boone made a motion to have the second and final reading adopting RESOLUTION NO. 25-2025 A RESOLUTION APPROVING A CONTRACT WITH JOHN R. JURGENSEN COMPANY FOR THE LITTLE DRY RUN ROAD IMPROVEMENTS PROJECT IN THE VILLAGE OF NEWTOWN. Mr. Short seconded the motion. Roll Call: Ms. Boone-Yes, Mr. Schwab-Yes, Ms. Quallen-Yes, Ms. Donohue-Yes, Mr. Drescher-Yes, Mr. Short-Yes. Motion Carried.

Resolution, Amending Small Event Grant

The Village was awarded a small event grant by the Hamilton County Board of Commissioners for the Newtown Summerfest event, for which we are all grateful.

The Village and the County desired to amend the grant agreement to adjust the individual budget line items.

Ms. Boone made a motion to suspend the rules, seconded by Mr. Schwab. All Aye. Motion Carried.

Ms. Boone made a motion to adopt RESOLUTION NO. 26-2025 A RESOLUTION APPROVING AND RATIFYING A FIRST AMENDMENT TO THE SMALL EVENT GRANT AGREEMENT WITH THE HAMILTON COUNTY BOARD OF COMMISSIONERS. Mr. Short seconded the motion. Roll Call: Ms. Boone-Yes, Mr. Schwab-Yes, Ms. Quallen-Yes, Ms. Donohue-Yes, Mr. Drescher-Yes, Mr. Short-Yes. Motion Carried.

New Business

Council Checklist

Mr. Short made a motion to approve the 08.12.2025 Council Checklist for \$477,710.04 – this amount included an add-on of \$1,259 for Summerfest expense (tent) to Lasting Impressions Event Rentals. Ms. Boone seconded the motion. All Aye. Motion Carried.

Mr. Short made a motion to adjourn at 6:53, motion seconded by Mr. Drescher. All Aye. Motion Carried.

Transcribed by Becky Fairley (meeting did not record – a new control switch is on order)