

Call to Order/Pledge of Allegiance/Attendance

The September 9, 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	Solicitor Emily Supinger
	Jerry Schwab Jeff Drescher	Fiscal Officer Keri Everett
	Peg Quallen Sarah Donohue	Administrative Assistant Becky Fairley (excused)
	Chuck Short	Police Chief Tom Synan

Approval of Council Minutes

Ms. Quallen made a motion to approve the Council Minutes from the regularly-scheduled 08.12.2025 Council Meeting. Ms. Boone seconded the motion. All Aye. Motion Carried.

SPECIAL PRESENTATIONS

Engineering Report, submitted by Verdantas, previously CT Consultants Engineering – September 3, 2025

1. Church Street
 - Award to JR Jurgenson
 - Schedule:
 - ▶ Pre-con meeting held on May 7, 2025
 - ▶ Starting Construction on 8/11.
 - Concrete Complete.
 - Milling Complete.
 - Paving scheduled to be complete by 9/5.
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 signed by Mayor. Contractor award on 8/12.
 - ▶ Completion -11/1/25. Considering pushing this project to Spring, 2026 based on fall schedules.
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 for survey and geotechnical engineering. Project to be pushed to Spring 2026.

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.
 - ▶ 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
 - ▶ VDT working with County for approval of the drywells.
 - ▶ Waiting on authorization to proceed from the CDBG Grant authority.
 - ▶ Completion – October 1, 2025 – VDT reached out to HCSWD regarding schedule. They are receptive to an adjusted completion date. Once we have authorization to proceed from Hamilton County and we work through a revised schedule with KT Holden, we will coordinate with HCSWD for the extension.

5. 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 (due September 26th) the following year if MRF (due September 19th) 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

Audience Participation (3-minute limit)

Church Street Speeding Concern

Ms. Cheryl Morgan appeared once again to speed to the speeding issues on Church Street – as in the past, she recommended speed bumps. Chief Synan once again spoke to the perceived speeding stating the data does not show speeding; therefore, speed bumps are not warranted.

River Hills Safe Complaints

Chief Synan said 43 stops were made – all data is within national compliance.

Resident Jordan Collins said speed bumps present problems for snow plow equipment.

Dan Woodie

Mr. Woodie lives in Anderson Township. A few months ago, he brought what he feels is a serious matter to the attention of the Newtown Police Department. Mr. Woodie alleges that an individual who is known to have concealed the fact that he was a convicted violent felon (arson) and had obtained firearms and went to various shooting ranges with him, including Range USA Cincy East, which is within Newtown's department's jurisdiction. Mr. Woodie has talked with several members of Newtown Police, including Chief Synan. Mayor Fairley, Vice Mayor Boone and Councilman Schwab also met with Mr. Woodie to hear his complaint. Mayor Fairley then referred this issue to Chief Synan who had already investigated the matter thoroughly. Mayor Fairley, Vice Mayor Boone and Councilman Schwab agree with Chief Synan's assessment of this issue.

Ongoing Issue w/Police and Council (Ed Wolfer)

Ed Wolfer, resident, business and property owner of 52 years, 3458 River Hills Drive. Mr. Wolfer asked Chief Synan what life is without honor.

Mr. Wolfer also brought up Mayor Fairley's son he and his family lost to suicide April 19, 2017. Mayor Fairley told Mr. Wolfer there is no legitimate reason for him to talk about his son. He told Mr. Wolfer his comments are disruptive and outrageous and extremely cruel !!

Mayor Fairley also told Mr. Wolfer he may speak to a different topic that pertains to Village business; otherwise, he told him to sit down! Mr. Wolfer kept going on and on – Mayor Fairley told Mr. Wolfer he was being disruptive and asked if he was going to sit down. Mayor Fairley told Mr. Wolfer this was his last warning – that he would instruct the police to remove him if he did not stop engaging in this disruptive and outrageous behavior. Mr. Wolfer chose to leave the building on his own.

MAYOR AND COUNCIL MEMBER REPORTS:

Mayor's Report

Church Street Construction Update

Church Street Construction

- Thank all residents, businesses and visitors for their patience, indulgence, and understanding
- Construction is 99% done; only a few minor punch list items and street markings left to address
- It was a difficult time for road construction, so again, thank you all for your understanding and patience
- But now we have a beautiful repaved road that is heavily traveled for the benefit of all

XPEX Replacement update

- The search for a replacement of XPEX (Gerry Stoker) is progressing good.
- After meeting with Hamilton County, we have determined that they meet all the "check marks" for our Building services and come highly recommended from other communities
- In regards to Planning services, HC did not meet our specific needs and we are looking to go with a Planning/Zoning firm for the services we need.
- We received bids from McBride Dale-Clarion and ZoneCo – Both came in with similar pricing
- Note: McBride Dale-Clarion is the firm that developed our zoning codes, so they would be the logical choice, their bid was more comprehensive than ZoneCo
- We will schedule a follow-up meeting with HC in regards to Building services, and have set a meeting with McBride on September 15 to assure they would be a good fit.
- Hopefully by our October meeting we will have specifics and recommendations for Council to consider
- If possible, I would like to have our decisions in place by then so we can proceed with transition processes for a smooth turnover from Gerry Stoker

Finance Report

- There have been some very disturbing rumors going around about the state of our finances.
- Our Fiscal officer, Keri Everett, has received several phone calls and personal visits inquiring about our finances. She has been told by these visitors that they have heard that we will "...be going broke in a year or two".
- This is a bold-faced LIE!! And I never use the word "lie", but in this case it is appropriate!
- Each year, Ms. Everett constructs the budget. She estimates (very closely) our expenditures based upon historical data and any upcoming major and/or minor projects.
- She then estimates (also, very closely) our revenue based upon historical data and past results. She is very careful to NOT overestimate our revenue; in fact, she purposely estimates on the conservative side.
- Because of this conservative forecasting of revenue, we generally receive more in revenue than she budgeted, which is a good thing.
- Each year, we generally have money left over, or a surplus, that rolls into the following year. For instance, this year, 2025, we rolled over a surplus of \$1.696m dollars!
- We estimate to have a surplus of \$1.398m dollars at the end of this year. We will most likely exceed this amount to carry over to 2026 since Ms. Everett forecasts revenue on the conservative side.

- As you can see, we are in a very sound fiscal condition in regards to the village finances. This council, and our police department, and our maintenance department, and our administrative department are VERY, VERY frugal with the people's dollars!
- It is very detrimental to have rumors and lies spread like this!! For a potential large employer or retail business to hear things like this could thwart plans to relocate their businesses to the village, and it is important that the people and businesses of Newtown hear this how fiscally frugal and sound our finances are, and this report be part of the record.

Retainer Wall at Little Dry Run

- Finally, in the creek that runs alongside Little Dry Run behind the Clusters neighborhood, there is an aging retainer wall that runs about 50 to 75 yards. The retainer wall itself seems to be in fair condition, but each end of the wall is suffering bad erosion that is creeping closer to Little Dry Run.
- Our engineers have taken a first look at this wall and recommend the following: 1) The creek is actually private property. So, they want to have a survey done to see exactly where this retainer lies. 2) They need to do a soil sample to assure the ground underneath the wall is not eroding and is still stable enough to support the wall.
- What I would like to do tonight is approve the \$9,300 for the survey. This is the first step in determining where the wall actually exists, and will direct us on how to proceed.
- We have a proposal for \$10,889.70 for the GeoTech testing. This expenditure can be pushed into 2026, along with the repair, depending on estimates and outcomes of the survey and testing.

Ms. Donohue question paying for the survey – there should be records on who owns the property.

Solicitor Supinger said the amount of the survey should be on the Village. We have an obligation to keep and maintain safe roads.

Oyster Bay resident spoke – eroding under LDR Road and road will collapse. Cagis map shows fairly wide right of way by LDR.

Mr. Short made a motion to approve Verdantas survey of LDR Wall of \$9,300. Ms. Boone seconded the motion. All Aye. Motion Carried.

Council Members Reports

Finance Report/2025 Budget (Mr. Short)

Revenue is on budget – all departments are under budget. The Income Tax is doing well.

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

Fitness Report (Ms. Boone)

Ms. Boone and Ms. Donohue met with Brian regarding the UC Grant \$60,000. Verdantas would have to determine if Short Park can handle the fitness equipment. This will be in the 2026 Budget. The traffic at Short Park has increased.

Safety Services Reports (Mr. Drescher)

Business as usual – all officer training is complete – the school walk around is complete.

Fire Department's majority of runs are EMS-related. Unfortunately, there was a fire at Whispering Winds apartments – Mutual Aid from many departments assisted. "If you see something wrong with neighbor or their property, or whomever, say something!"

Maintenance Report (Ms. Quallen)

Maintenance guys have been very busy as most days are. They also received the new Maintenance truck.

Planning Commission Update (Mr. Schwab)

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

Solicitor's Report (Solicitor Supinger)

We need to adopt a Cyber Security Policy – Cyber audit by July 2026. Model policy outline. We also need to allocate dollars for the Cyber Audit for 2026.

Legislation

Resolution, Police Cruisers Surplus

The Village currently owns two 2021 Chevrolet Tahoes that had been used by the police department and are no longer needed for municipal purposes. Council desires to declare the vehicles as surplus and authorize the Chief of Police to advertise and sell the vehicles.

Mr. Drescher made a motion to suspend the rules; Ms. Boone seconded the motion. All Aye. Motion Carried.

Mr. Drescher made a motion to adopt RESOLUTION NO. 27-2025 A RESOLUTION DECLARING TWO POLICE CHEVROLET TAHOES TO BE SURPLUS AND AUTHORIZING THE CHIEF OF POLICE TO ADVERTISE AND SELL THE VEHICLES. Ms. Boone seconded the motion. Roll Call: Mr. Schwab-Yes, Ms. Boone-Yes, Ms. Quallen-Yes, Mr. Drescher-Yes, Mr. Short-Yes, Ms. Donohue-Yes. All Aye – Motion Carried.

New Business

Winterfest (Ms. Boone)

Ms. Boone made a motion to approve \$5,000 to Newtown Winterfest. Mr. Schwab seconded the motion. All Aye. Motion Carried. (This will be added to the checklist)

Council Checklist

Mr. Short made a motion to approve the 09.09.2025 Council Checklist in the amount of \$251,698.43. Mr. Drescher seconded the motion. All Aye. Motion Carried.

Mr. Short made a motion to adjourn at 6:50, seconded by Ms. Boone. All Aye. Motion Carried.

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