

Call to Order/Pledge of Allegiance/Attendance

The November 11, 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 (excused) Jeff Drescher

Peg Quallen Sarah Donohue

Chuck Short

Solicitor Emily Supinger

Fiscal Officer Keri Everett

Administrative Assistant Becky Fairley

Police Chief Tom Synan

Mayor Term (2026-2027) Council Term (2026-2029) (Mayor Fairley)

On November 4, the residents of Newtown voted for a new Mayor and four Council members for a four-year term. The mayor's seat is a two-year term to complete Mayor Kobasuk's term. Council incumbents Terry Fairley and Jerry Schwab were re-elected and look forward to working with newly-elected Ali Alspaugh and Scott Thompson.

I am very happy to announce that the Village of Newtown has nominated its very first woman as Mayor, Tracy Boone! Tracy is competent and has the skill to be successful! I have no doubt; I will be leaving the Village in good hands with mayor-elect Boone! All newly-elected officials will be sworn in on January 1, 2026 at 11:00am at the Municipal Center. The Honorable Judge Chris McDowell will perform the swearing-in duties.

Approval of Council Minute

October and November Council Minutes will be approved at the December Council Meeting.

Veterans Day (Mayor Fairley)

Today, on this Veterans Day, we pause to honor the courage, sacrifice, and unwavering dedication of our veterans. Your service has safeguarded our freedom, and for that, we are forever grateful.

To every man and woman who has worn the uniform of the United States—
from the frozen fields of Valley Forge to the deserts of the Middle East,
from the beaches of Normandy to the mountains of Afghanistan—
we pause today with deep gratitude.

You left homes, families, and futures to answer a call greater than comfort.

You stood watch through long nights so that others could sleep in peace.

You carried the weight of duty on your shoulders and the promise of freedom in your hearts.

Your courage wrote the chapters of liberty that we now read with pride.

Your sacrifice secured the blessings we too often take for granted.

Your service—whether in combat or in quiet support—

built the foundation of the nation we cherish today.

We honor the fallen who gave their last full measure.

We remember the wounded whose scars tell stories of resilience.

We salute the families who shared their loved ones with a grateful nation.

Today, we say thank you—not just with words, but with lives committed to the ideals you defended.

May we never forget the cost of freedom,

and may we always strive to be worthy of your sacrifice.

To our veterans: You are the heart of America's strength, the soul of her goodness, and the guardians of her promise. Thank you for your service. Welcome home.

SPECIAL PRESENTATIONS

Engineering Report, submitted by Verdantas, previously CT Consultants Engineering – November 5, 2025

1. Church Street

- Project Complete. Punchlist items to be finalized week of 11/10.

2. Little Dry Run – MRF Funded, OPWC Funded

- Construction began early November. Concrete demolition has been completed, and pavement work has started this week. Project is anticipated to be fully completed prior to Thanksgiving.

3. Little Dry Run – Wall Concerns

- Verdantas met with the Village on-site. The existing stone and mortar wall is failing on the upstream and downstream end. Verdantas has provided a proposal for survey and geotechnical engineering.
- Surveying approved and currently being performed. It is our understanding that Geotechnical Engineering will be included in next year's budget.

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

- Construction begins November 11th, completion date expected by December 1st.

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:

- Round Bottom Road - PCR 63
 - ▶ MRF and OPWC applications submitted in September, 2025.
 - ▶ Project Costs and Funding Requests:
 - Total Opinion of Construction Costs - \$928,600
 - MRF Grant Request - \$300,000
 - OPWC Grant Request - \$464,300
 - Best Case Remaining Village Construction Dollars - \$164,300
- Main St (Round Bottom to East Corp Line) - PCR 66
- Ragland Road - PCR 71

Audience Participation (3-Minute Limit)

Mayor Fairley read the revised Rule from the Rules of Council pertaining to public participation.

Ongoing Issue w/Police and Council (Ed Wolfer)

Ed Wolfer, resident, business and property owner of 52 years, 3458 River Hills Drive. Mr. Wolfer said the three-minute rule is BS – and if he asked Chief Synan fifty questions, he should answer fifty questions! Mr. Wolfer asked Mayor Fairley for an apology for running him out of the 9/9/2025 Council Meeting. Mayor Fairley told Mr. Wolfer he owed him no apology! Mr. Wolfer called all Village employees and officials “liars!”

For the 9/9/2025 meeting, Mr. Wolfer had gone around town bragging he was going to bring up the tragedy of Mayor Fairley and Ms. Becky Fairley's son committing suicide. He remained true to his word and did just that at the September meeting, as well as tonight's meeting.

Mr. Wolfer told Mayor Fairley “Had he listened to his son he would have lived fifty more years,” and looked directly at Ms. Fairley and maliciously, in a louder voice, called out.....**'BRAIN MATTER....BRAIN MATTER!'** while staring at her!

During Mr. Wolfer's three-minute time to speak, he brought forth NO VILLAGE BUSINESS to Mayor and Council. After his cruel outburst, Mayor Fairley told Mr. Wolfer he was done being disruptive and instructed the police to remove him, if he did not sit down or leave on his own. He chose to walk out!

MAYOR AND COUNCIL MEMBER REPORTS:

Mayor's Report

Building & Zoning Update – XPEX (Mayor Fairley)

Village building permit applications and inspections will be handled through Hamilton County Building Department. Gerry Stoker, XPEX will complete his work through the end of December. Gerry has been responsible the Building Permit applications and Planning and Zoning for Newtown since 2016. We greatly appreciate Gerry and the work he has provided for Newtown and we wish him much happiness and continued success.

Beginning January 1, 2026, McBride Dale Clarion will handle the Planning and Zoning needs for Newtown.

Little Dry Run Retainer Wall Issue (Mayor Fairley)

We're waiting on receiving specific results from the survey performed by Verdantas.

Council Members Reports

Finance Report/2025 Budget – (Mayor Fairley)

Mayor Fairley reported we are below budget – spending wise in all departments. Income Tax Collections are good – the report may be requested by the public at any time.

Ms. Quallen made a motion to approve the October Finance Report/2025 Budget, seconded by Ms. Boone. All Aye. Motion Carried.

Flag Contest (Ms. Boone)

Newtown is hosting a Flag Designing Contest!! This is intended to be a fun and friendly competition geared toward engaging as many residents as possible! We will be accepting submissions until December 31, 2025. Voting will begin in January, and the winning design will be announced at the February council meeting! More details to come.

Historical Society

Ms. Boone recently met with Sheila from the Ohio History Service Corps (part of AmeriCorps) at the Anderson Township Historical Society. They took a tour and discussed a variety of topics about what they do and how Newtown might fit in. Next steps were then discussed at the Village office in Newtown. Ms. Boone and Sheila will meet again on November 25th to prepare a space for organizing our historical information. We are now looking for a few volunteers to help us organize our historical documents. Our kick-off with volunteers will be February 11th. Please reach out to Sheila at swarman@ohiohistory.org if you would like to volunteer! It's important to note that ALL of Sheila's services are provided to the village *FREE* of charge!!

Safety Services Reports (Mr. Drescher)

Mr. Drescher reviewed the update – business remains as usual – Chief Synan has received one of the new Dodge Durangos and the second one should be completed and ready for officer-rotation soon.

Maintenance Report (Ms. Quallen)

Maintenance personnel have been busy with leaf pick-up and that will go through mid-December.

Planning Commission Update (Mayor Fairley)

At the 10/23/2025 Planning Commission met to review the site plan from Bob Slattery for four Padel courts at Wags Park. The four padel courts were approved at the next Planning Commission meeting.

Solicitor's Report (Solicitor Supinger)

In reference to the legislation for MVCA, the Village can revoke at any time and MVCA is responsible for repairs and improvements.

Legislation

Resolution, Agreement w/McBride Dale Clarion

The Village of Newtown desires to enter into an agreement with McBride Dale Clarion for zoning administration services.

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

Ms. Boone made a motion to adopt RESOLUTION NO. 36-2025 A RESOLUTION APPROVING AN AGREEMENT WITH MCBRIDE DALE CLARION FOR ZONING ADMINISTRATION SERVICES. Mr. Drescher seconded the motion. Roll Call: Mr. Drescher-Yes, Mr. Short-Yes, Ms. Quallen-Yes, Ms. Boone-Yes, Ms. Donohue-Yes. Motion Carried.

New Business

Council Checklist

Mr. Short made a motion to approve the 11.11.2025 Council Checklist in the amount of \$340,360.06. Ms. Boone seconded the motion. All Aye. Motion Carried.

Executive Session

Council adjourned at 6:42pm, under Section 121.22(G)(1) of the Ohio Revised Code to discuss the hiring of a public official and the compensation of public employees.

Ms. Boone made a motion to enter into Executive Session to discuss compensation of public employees. Mr. Short made a motion to reconvene at 7:18pm, seconded by Ms. Boone. Roll Call: Ms. Donohue-Yes, Ms. Qualley-Yes, Mr. Schwab-Yes, Mr. Short-Yes, Ms. Boone-Yes, Mr. Drescher-Yes. Motion Carried.

Ms. Quallen made a motion to adjourn the Council Meeting. Ms. Boone seconded the motion. All Aye. Motion Carried.

Transcribed by Becky Fairley