

Call to Order/Pledge of Allegiance/Attendance

The January 13, 2026 regularly-scheduled meeting of the Newtown Village Council was called to order at 6:00 p.m. by Madam Mayor Tracy Boone, who led the Pledge of Allegiance to the Flag.

Council Members: Vice Mayor Terry Fairley Sarah Donohue Solicitor Emily Supinger
Jerry Schwab Fiscal Officer Keri Everett
Ali Alspaugh Assistant to the Mayor Becky Fairley
Scott Thompson Police Chief Tom Synan

Approval of Council Minutes

Mr. Schwab made a motion to approve the regularly-scheduled 12.09.2025 Council Minutes; Mr. Fairley seconded the motion. All Aye. Motion Carried.

Executive Session (move up on agenda)

Mayor Boone asked for a motion to move the Executive Session up to after the Audience Participation to discuss appointment of a public official.

Mr. Fairley made a motion to amend the 1.13.2026 Council Agenda to move the Executive Session to after the Audience Participation. Mr. Schwab seconded the motion. All Aye. Motion Carried.

SPECIAL PRESENTATIONS

Mayor Boone will meet with Verdantas next week – to her knowledge, the below information remains current.

Engineering Report, submitted by Verdantas, previously CT Consultants Engineering – January 8, 2026

1. Church Street
 - Project Complete. Punchlist items to be finalized week of 11/17 including driveway apron replacement and thermoplastic paint. Per recent communication with Jurgensen, final invoicing being processed. Contract Price \$332,151.70. Final construction cost \$274,356.32.
2. Little Dry Run – MRF Funded, OPWC Funded
 - Construction was completed in late November. Concrete demolition was completed early November. Pavement work including full depth replacement areas, milling, and pavement placement was completed the week of 11/24. Due to cold weather temporary pavement markings have been applied to the road surface, thermoplastic paint will be applied in spring 2026. Invoicing received and in process. Contract price \$461,354.40. Final construction cost \$405,857.67.
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.
 - Survey forwarded to Village in November. Survey highlighted that the existing wall is primarily outside of the ROW. However, it does fall within an existing storm water easement. It is our understanding that Geotechnical Engineering will be included in next year's budget.
4. Drywells at Round Bottom Rd and SR32
 - Construction completed December 1st. Original Contract price \$130,000.00. Final Construction price \$161,497. Increase was mainly due to plan changes as a result of easement requirements through Hamilton County and increasing the volume of the aggregate backfill based on updated geotechnical information at the location of the drywells.
5. Debolt Connector
 - A topographic basemap for preliminary design has been prepared and is ready for review by the Village and Verdantas.
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:

 - 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 – Not Funded.
 - Best Case Remaining Village Construction Dollars - \$164,300
- Main St (Round Bottom to East Corp Line) - PCR 66
 - Ragland Road - PCR 71

Mark Decker w/Ivy Hills (Mayor Boone)

Mark seems to be running a little late – he wants to discuss an item of business regarding a bill that is an agreement between Ivy Hills and the Village. He will speak once he arrives.

Audience Participation (3-Minute Limit)

Mayor Boone reminded everyone that Audience Participation is a time for you to bring your comments to the public – everyone has three minutes to speak. We ask that these three minutes be kept to business that pertains to the Village and **DO NOT engage** in conversation or address anyone other than Council or the Mayor.

Daisy Fields Development Inquiry

Cheryl Morgan, 3401 Church Street asked for an update on the development – Mayor Boone is waiting to hear back from Josh Blatt – the project has been delayed due to an agreement they have been working on.

Audience Participation closed at 6:07pm.

Executive Session

Mayor Fairley made a motion to enter into Executive Session under Section 121.22(G)(1) of the Ohio Revised Code to discuss the appointment of a public official. Mr. Schwab seconded the motion. Roll Call: Ms. Donohue-Yes, Mr. Schwab-Yes, Mr. Fairley-Yes, Ms. Alspaugh-Yes, Mr. Thompson-Yes. All Aye. Motion Carried.

Council reconvened at 6:12pm.

MAYOR AND COUNCIL MEMBER REPORTS:

Mayor's Report

Appointment of Open Council Seat

Mayor Boone asked for a motion to address the open seat on Council – this seat was vacated when Ms. Boone won Mayor.

Mr. Schwab made a motion to appoint Jordon (Jordy) Collins to be vacant Council seat. Jordy ran for Council during the November 2025 election and was the fifth candidate one to receive the most votes. Mr. Fairley seconded the motion.

Discussion Mr. Fairley thanked Jordy for volunteering his time to serve on Village Council and believes he will make an excellent Council Member.

Roll Call: Ms. Donohue-Yes, Mr. Schwab-Yes, Mr. Fairley-Yes, Ms. Alspaugh-Yes, Mr. Thompson-Yes. All Aye. Motion Carried.

Mayor Boone congratulated Mr. Collins – Solicitor Emily Supinger performed the Oath of Office to swear-in Mr. Collins. Everyone congratulated and applauded for Mr. Collins.

Little Dry Run Activity (Mayor Boone)

Mayor Boone is currently working on a time to meet with Ken Burger to discuss Burger Farm's plans.

Daisy Fields Update (Mayor Boone)

Josh Blatt, John Henry Homes - recently emailed saying the project has fallen behind due to having issues finalizing an agreement for the project. Mayor Boone has reached out to schedule a meeting to discuss the project further.

Appointment of Vice Mayor

Mr. Fairley made a motion to appoint Mr. Schwab to serve as Vice Mayor. Jerry is a senior member of the Council and will fulfill the duties of Vice Mayor in a very honorable and respectful way. Mr. Thompson seconded the motion. Roll Call: Mr. Thompson-Yes, Ms. Alspaugh-Yes, Mr. Fairley-Yes, Mr. Schwab-Yes, Ms. Donohue-Yes, Mr. Collins-Yes. All Aye. Motion Carried. Mayor Boone congratulated Mr. Schwab and everyone applauded.

Main Street Townhomes Update (Mayor Boone)

Cruz Development has been busy working on the retaining wall so they can get the site to final elevations for the next level. Cruz Development has been good at keeping the Village up-to-date – Mayor Boone will report more information once she receives an update from Cruz Development.

Winterfest (Mayor Boone)

Winterfest was held on Saturday, December 13, 2025 – While the temperatures were freezing, the weather made everything festive and beautiful, but it also caused the event to be closed down a few hours early. Mayor Boone thanked the Winterfest Committee for all of their hard work and planning on the event and the dedication that goes into making that happen is way more than anyone could ever imagine. It was quite disappointment to have to shut everything down.

Mayor Boone thanked the vendors and the crowd that came out to support the event and despite the snow, we had a nice amount of people show up. Mayor Boone gave an extra thanks to the Newtown Police Department and Newtown Service Department for keeping everyone safe and for all of their extra hard work, help and support to make Winterfest possible.

Historical Society (Mayor Boone)

The history project with Sheila is moving forward - if interested in volunteering, email Sheila at swarman@ohiohistory.org February 11th is the first meeting with the volunteers.

Flag Contest (Mayor Boone)

The Flag Designing Contest has turned out to be very nice and will be a good way to engage the community. Mayor Boone shared the designs received thus far with everyone. A committee was formed of Mayor Boone, Ali Alspaugh and Scot Thompson.

Community-wide CPR Training (Mayor Boone)

Mayor Boone has scheduled a community-wide CPR Training with Battalion Chief Kasperczyk, with the Anderson Township Fire Department. The training will take place on February 3rd at the Newtown Fire Department from 6:30pm to 8:00pm.

Cincinnati Museum – Agreement (Mayor Boone)

The Cincinnati Museum has a long-term loan of Native American artifacts and replicas here at the Newtown Municipal Building and Native American Artifact Museum Center. The agreement is up for renewal – Mayor Boone notified the Council that she plans to sign the agreement so we can continue to have these artifacts on display.

Planning Commission Open Seat (Mayor Boone)

Interested parties can submit a letter of intent to Becky by February 6th. This will be announced at the next meeting.

Ivy Hills Blvd. Pipe

Mark Decker with Ivy Hills Country Club explained an issue with the Ivy Hills Culvert that goes back to 2017. Ivy Hills Country Club has had an agreement with Newtown for the betterment of Ivy Hills, as well as Newtown, regarding flooding of the 36" pipe that runs underneath Ivy Hills Blvd. It parallels to Little Dry Run under the main entrance to the Ivy Hills subdivision. When there is a huge rain, the pipe overflows the creek, then the excess water goes into IHCC property into a reservoir that has a ten-foot pipe. In the past, the problematic area has been prone to accumulate significant amounts of silt, rocks, branches, tires, railroad ties, etc. These all block the intended flow of water either through the Village's three-foot runoff pipe and/or Ivy Hills's eight-ten-foot pipe. In the fall, an IHCC employee had Tele-vac clean out the pipe, not knowing to following protocol that had been in place. Mr. Decker asked Council to consider paying half of the fee charged by TeleVac. Half is \$7,047.50. After more discussion, the following motion was made:

Mr. Fairley made a motion to approve Newtown paying half of the amount, which is \$7,047.50 towards to fee of TeleVac cleaning out the creek. Moving forward, he would like to meet with the Village Engineer in an open meeting for a better solution. Mr. Collins seconded the motion. Roll Call: Mr. Fairley-Yes, Mr. Schwab-Yes, Mr. Thompson-Yes, Ms. Alspaugh-Yes, Ms. Donohue-No. Motion Carried 5:1.

Council Members Reports

Finance December Report/2025 Budget – (Mr. Fairley)

Mayor Fairley said the Village had a good year, not a great year – after looking at what we did last year as far as the Municipal Income Tax, we fell short about \$18,000. We were at 99.1% of what we did the year before. This year is expected to be a better year with substantial construction with the Daisy Fields and Cruz Development - Main Street Townhomes projects. The Village collects 1% of the construction workers payroll, so that is a nice windfall.

The good news is....looking at the General Fund Overview, we appropriated 3.1 million dollars and we came under those expenditures by 7%. We spent 2.9 million dollars so we were 7% under budget. This year our goal was to have a 1.4 million dollars surplus to carry over into 2026. As it turns out, we exceeded that by \$200,000; therefore, we are carrying over 1.6 million dollars in surplus going into 2026. This is partly due to the hard work of the employees of the Village and their due diligence being fiscally responsible – and also the Council. We are very frugal with the people's money so we are very happy to report carrying over the 1.6 million dollars in surplus.

Mr. Fairley made a motion to accept the December 2025 Finance Report/2025 Budget, seconded by Mr. Schwab. All Aye. Motion Carried.

Safety Services Reports (Mayor Boone)

The community-wide CPR Training with the Anderson Township Fire Department will take place on February 3rd at the Newtown Fire Department from 6:30pm to 8:00pm. A meeting with Chief Martin will take place sometime soon.

As the final numbers came in for the year; overall, there was a decrease in number of calls, decreased number of adult arrests. There was also a significant decrease in the number of business and vacation checks. There was an increase in mental health and domestic calls. The department handles these and all calls with professionalism and care. They receive a great deal of training to make sure they are prepared to handle these situations. A great job to the Police Department – they keep everyone safe and they do a great job doing so!

Maintenance Report (Mr. Fairley)

Maintenance personnel had two snow events on December 12th and 13th that required the guys to be out with their trucks and so forth. They go out at times 3:00am, 4:00am or 5:00am making sure our roads are plowed. They really do a great job!

Leaf collection was finished mid-December 2025; they spent 130-man hours collecting leaves October thru December. They collected roughly about 250 yards of leaf debris.

The Kubota has been out of service for about two months. To rebuild the transmission will cost \$7,500 – a new one would cost over \$25,000. The buys rely heavily on the Kubota – repairing the Kubota is expected to give the vehicle another two to three years before it needs to be replaced....Mr. Fairley asked Council for approval of the following:

Mr. Fairley made a motion to approve \$7,500 to rebuild the Kubota's transmission. Mr. Schwab seconded the motion. All Aye. Motion Carried.

Solicitor's Report (Solicitor Supinger)

Regarding the Little Dry Run Retaining Wall Project, Ms. Supinger met with Verdantas, Village Engineers to review the survey that was conducted on the property. There was concern as to whether the retaining wall was on private property. Portions of the wall are on private property. Based on the research prepared by Verdantas and the age of the wall and the Oyster Bay subdivision in Ivy Hills, the wall predates the subdivision by decades. The wall was mostly constructed in the 1940's to 1950's. The sole purpose of the wall is to support the roadway. Given the history, Solicitor Supinger believes it is the Village's responsibility to repair the wall. Easements will need to be obtained from the two property owners that will be affected. Then going forward, that matter will be put to rest!

Mr. Fairley said the wall seems to be in pretty good shape. Verdantas is recommending a soil study to make sure the stability of the soil is in place. This will be the next step...the wall itself is in pretty good shape. It's the ends of the wall that are being eroded pretty badly and it is right up against Little Dry Run so if that wall goes, Little Dry Run goes with it.

Solicitor Supinger said Verdantas indicated we are still months away from coming up with a design for repairs.

For the new council members, there is a lot of legislation on the agenda tonight that is done annually:

- 1) An ordinance that sets the date, time and place for Village Council Meetings. It remains the same we currently have.
- 2) Every year, legal counsel is reappointed so hopefully you decide to stick with me this year, stated Solicitor Supinger.
- 3) The ordinance approving supplemental appropriations and transfers for 2025 – allows the books to be closed out and make any final tweaks that are necessary.
- 4) The resolution for liability insurance carrier – the annual liability insurance is \$41,474.00 for 2026.
- 5) There is a resolution approving the contract with Mark Yontz, Property Maintenance Code Enforcement. This is done each year – Mark is an independent contractor.
- 6) The resolution approving and ratifying the second amendment to the grant agreement with the Hamilton County for the Round Bottom Road Storm Water project – this is the drywell project. A new amendment needed to be executed in order to extend the timeframe for getting the project done so we could receive the grant money for reimbursement on this project.

Legislation

Ordinance Setting the date, time and place of Council Meetings

Mr. Fairley made a motion to suspend the rules, seconded by Mr. Schwab. Roll Call: Mr. Schwab-Yes, Mr. Fairley-Yes, Ms. Alspaugh-Yes, Mr. Thompson-Yes, Ms. Donohue-Yes and Mr. Collins-Yes. All Aye. Motion Carried.

Mr. Fairley made a motion to adopt Ordinance No. 01-2026 AN ORDINANCE SETTING THE DATE, TIME AND PLACE OF VILLAGE COUNCIL MEETINGS, AND DECLARING AN EMERGENCY. Mr. Schwab seconded the motion. Roll Call: Mr. Schwab-Yes, Mr. Fairley-Yes, Ms. Alspaugh-Yes, Mr. Thompson-Yes, Ms. Donohue-Yes and Mr. Collins-Yes. All Aye. Motion Carried

Ordinance Providing Legal Counsel

Mr. Schwab made a motion to suspend the rules, seconded by Mr. Fairley. Roll Call: Mr. Schwab-Yes, Mr. Fairley-Yes, Ms. Alspaugh-Yes, Mr. Thompson-Yes, Ms. Donohue-Yes and Mr. Collins-Yes. All Aye. Motion Carried.

Mr. Schwab made a motion to adopt ORDINANCE NO. 02-2026 AN ORDINANCE PROVIDING FOR THE EMPLOYMENT AND COMPENSATION OF LEGAL COUNSEL AND DECLARING AN EMERGENCY. Mr. Thompson seconded the motion. Mr. Schwab-Yes, Mr. Fairley-Yes, Ms. Alspaugh-Yes, Mr. Thompson-Yes, Ms. Donohue-Yes and Mr. Collins-Yes. All Aye. Motion Carried

Ordinance Approving Supplemental Appropriations

Mr. Schwab made a motion to suspend the rules, seconded by Mr. Fairley. Roll Call: Mr. Schwab-Yes, Mr. Fairley-Yes, Ms. Alspaugh-Yes, Mr. Thompson-Yes, Ms. Donohue-Yes and Mr. Collins-Yes. All Aye. Motion Carried.

Ms. Donohue made a motion to adopt ORDINANCE NO. 03-2026 AN ORDINANCE APPROVING SUPPLEMENTAL APPROPRIATIONS AND TRANSFERS FOR CALENDAR YEAR 2025 AND RECONCILING THE BUDGET AND AMENDING APPROPRIATIONS FOR CALENDAR YEAR 2025. Mr. Schwab seconded the motion. Roll Call: Mr. Schwab-Yes, Mr. Fairley-Yes, Ms. Alspaugh-Yes, Mr. Thompson-Yes, Ms. Donohue-Yes and Mr. Collins-Yes. All Aye. Motion Carried.

Resolution, Contract for Liability Insurance

Liability insurance benefits through the Ohio Plan Risk Management are administered through Hylant Administrative Services, LLC. The premium for 2026 liability insurance is \$41,474.00.

Mr. Collins made a motion to suspend the rules, seconded by Ms. Alspaugh. Roll Call: Mr. Schwab-Yes, Mr. Fairley-Yes, Ms. Alspaugh-Yes, Mr. Thompson-Yes, Ms. Donohue-Yes and Mr. Collins-Yes. All Aye. Motion Carried.

Mr. Collins made a motion to adopt RESOLUTION NO. 01-2026 A RESOLUTION APPROVING A CONTRACT FOR LIABILITY INSURANCE WITH THE OHIO PLAN RISK MANAGEMENT. Mr. Fairley seconded the motion. Roll Call: Mr. Schwab-Yes, Mr. Fairley-Yes, Ms. Alspaugh-Yes, Mr. Thompson-Yes, Ms. Donohue-Yes and Mr. Collins-Yes. All Aye. Motion Carried.

Resolution Approving Contract with Mark A. Yontz

Mr. Yontz is an independent contractor providing professional services related to the enforcement of the Property Maintenance Code and related ordinances.

Mr. Schwab made a motion to suspend the rules, seconded by Ms. Donohue. Roll Call: Mr. Schwab-Yes, Mr. Fairley-Yes, Ms. Alspaugh-Yes, Mr. Thompson-Yes, Ms. Donohue-Yes and Mr. Collins-Yes. All Aye. Motion Carried.

Discussion

Mr. Schwab said Mark Yontz does a good job – he sends out a monthly report to Mayor and Council. Hourly rate is \$35.00. The position is capped at 416 hours per year.

Mr. Schwab made a motion to adopt RESOLUTION NO. 02-2026 A RESOLUTION APPROVING A CONTRACT WITH MARK A. YONTZ FOR PROFESSIONAL SERVICES. Mr. Thompson seconded the motion. Roll Call: Mr. Schwab-Yes, Mr. Fairley-Yes, Ms. Alspaugh-Yes, Mr. Thompson-Yes, Ms. Donohue-Yes and Mr. Collins-Yes. All Aye. Motion Carried.

Resolution Ratifying 2nd Amendment to Grant Agreement

The Village was awarded grant funds by the Hamilton County Board of Commissioners for the Round Bottom Road Stormwater Project. It was necessary for the Village and the County enter into a second amendment to the grant agreement to adjust the budget and extend the term of the agreement in order to ensure the Village received the grant funds, which was executed on December 18, 2025. Village Council desires to approve and ratify the second amendment to the grant agreement.

Mr. Collins made a motion to suspend the rules, seconded by Mr. Thompson. Roll Call: Mr. Schwab-Yes, Mr. Fairley-Yes, Ms. Alspaugh-Yes, Mr. Thompson-Yes, Ms. Donohue-Yes and Mr. Collins-Yes. All Aye. Motion Carried.

Mr. Collins made a motion to adopt RESOLUTION NO. 03-2026 A RESOLUTION APPROVING AND RATIFYING A SECOND AMENDMENT TO A GRANT AGREEMENT WITH THE HAMILTON COUNTY BOARD OF COMMISSIONERS RELATED TO THE ROUND BOTTOM ROAD STORMWATER PROJECT. Ms. Alspaugh seconded the motion. Roll Call: Mr. Schwab-Yes, Mr. Fairley-Yes, Ms. Alspaugh-Yes, Mr. Thompson-Yes, Ms. Donohue-Yes and Mr. Collins-Yes. All Aye. Motion Carried.

New Business

Council Checklist

Mr. Fairley made a motion to approve the Payment Listing 12/10/2025 to 12/31/2025 (\$217,121.24) and Payment Listing January 2026 (\$134,406.58) and the 2025 End of the Year Checklist/01.13.2026, which gives a total Council Checklist (\$351,527.82). Mr. Schwab seconded the motion. All Aye. Motion Carried. All Aye. Motion Carried.

Thank you to Ms. Quallen and Mr. Drescher

As Interim Mayor at the 12.09.2025 Council Meeting, Mr. Fairley said he is remised that he forgot to recognize the service of Peg Quallen and Jeff Drescher. They served four unselfish years as a council member. I deeply thank them for their devotion and dedication serving on Village Council.

Mayor Boone thanked everyone for helping make the first meeting go very smoothly and thanked everyone for their participation. Mayor Boone is looking forward to serving with everyone on Council and to all of the great things we can accomplish together.

Transcribed by Becky Fairley