



NEWTON FALLS CITY COUNCIL
SPECIAL MEETING AGENDA
 Wednesday, April 29, 2026; 6:00 PM
 COUNCIL CHAMBERS
 612 WEST BROAD STREET

CITY COUNCIL MEMBERS		CITY ADMINISTRATION	
Ward 1	Brian Kropp	Interim City Manager	Kathleen King
Ward 2	Brian Axiotis	Law Director	Jeff Limbian
Ward 3	Robert Burke	Asst. Law Director	Gary Van Brocklin
Ward 4	Kevin Rufener	Finance Director	Pamela Hileman
At- Large	Julie Stimpert	Clerk of Council	Michael Acomb
Mayor	David Hanson	Police Chief	John Barco

This special meeting was requested by Ms. Stimpert.

- I. **Call to Order**
- II. **Pledge of Allegiance / Silent Prayer**
- III. **Roll Call**
- IV. **Public Comments (limited to those items on the agenda)**
- V. **Motion to Recess into Executive Session**

MOTION

Motion to enter executive session pursuant to Ohio Revised Code Section 121.22(G)(2) to consider the purchase or sale of property for public purposes.

NOTE: Council may take action following the executive session

- VI. **Old Business**
 ORDINANCE 2026-19 Sponsors: Stimpert, Rufener
 AN EMERGENCY ORDINANCE AUTHORIZING THE SALE OF REAL AND PERSONAL PROPERTY OWNED BY THE VILLAGE TO AMP TRANSMISSION, LLC AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN ASSET PURCHASE AND SALE AGREEMENT, AN OPERATIONS AND MAINTENANCE SERVICE AGREEMENT, A GROUND LEASE, AND OTHER DOCUMENTS NECESSARY TO EFFECTUATE THE SALE AND TRANSFER OF PROPERTY
- VII. **New Business**
- VIII. **Public Comments (limited to those items on the agenda)**
- IX. **Adjournment**

AN EMERGENCY ORDINANCE AUTHORIZING THE SALE OF REAL AND PERSONAL PROPERTY OWNED BY THE VILLAGE TO AMP TRANSMISSION, LLC AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN ASSET PURCHASE AND SALE AGREEMENT, AN OPERATIONS AND MAINTENANCE SERVICE AGREEMENT, A GROUND LEASE, AND OTHER DOCUMENTS NECESSARY TO EFFECTUATE THE SALE AND TRANSFER OF PROPERTY

WHEREAS, the Village of Newton Falls (“Village”) owns transmission lines, four substations, and associated equipment more particularly described in Exhibit A to a certain Asset Purchase and Sale Agreement (the “Property”); and

WHEREAS, the Property is not needed for municipal purposes; and

WHEREAS, the Village seeks to enter into an Asset Purchase and Sale Agreement with AMP Transmission, LLC (“AMPT”) a copy of which is attached hereto as Exhibit A, to facilitate the sale of the Property; and

WHEREAS, to facilitate the transaction and ongoing operations of the transmission lines the Village seeks to grant certain easements more particularly described in Exhibit B attached hereto; and

WHEREAS, the Village seeks to enter into a Ground Lease (“Lease”), a copy of which is attached as Exhibit B to the Asset Purchase and Sale Agreement to permit AMPT to own, operate, maintain, repair, and replace the equipment during the term of the Lease; and

WHEREAS, the Village seeks to enter into an Operations and Maintenance Services Agreement (“O&M Agreement”) for the provision of certain operations and maintenance services for the Equipment and the Village is willing to perform such services under the terms and conditions set forth in the O&M Agreement, a copy of which is attached hereto as Exhibit C; and

WHEREAS, pursuant to the Home Rule and Local Self-Government Powers vested to the Village by Article XVIII, Section 3 of the Ohio Constitution and Article I, Section 2 of the Village Charter, Council hereby authorizes, by the authority of this Ordinance, the Village to deviate from the procedures for the sale of real estate and personal property provided in Section 121.05 and 121.06 of the Newton Falls Codified Ordinances and to deviate from the procedures for the leasing of public property provided in Ohio Revised Code Chapter 721 in order to enter into the Agreements referenced herein for the reasons set forth herein.

VILLAGE OF NEWTON FALLS, OHIO
ORDINANCE No.: 2026-19
SPONSOR: Councilpersons Stimpert, Rufener

NOW, THEREFORE, the Council of the Village of Newton Falls, State of Ohio, hereby ordains:

SECTION 1. That Council hereby authorizes the sale of real and person property owned by the Village defined in Exhibit A to the Asset Purchase and Sale Agreement to AMPT Transmission, LLC for the amount of \$2,707,922.24; Council also hereby authorizes the City Manager to execute the attached Asset Purchase and Sale Agreement, the O&M Agreement, the Lease, or agreements that are substantially similar thereto, and all other documents necessary to effectuate the sale and lease of the Property as quickly as is practicable.

SECTION 2. That Council hereby authorizes the granting of certain easements more particularly described in Exhibit B; Council also hereby authorizes the City Manager to execute any documents that are necessary to effectuate the granting of said easements.

SECTION 3. That pursuant to the Home Rule and Local Self-Government Powers vested to the Village by Article XVIII, Section 3 of the Ohio Constitution and Article 1, Section 2 of the Village Charter, Council hereby authorizes, by the authority of this Ordinance, the Village to deviate from the procedures for the sale of real and personal property provided in Sections 121.05 and 121.06 of the Newton Falls Codified Ordinances and to deviate from the procedures for the leasing of public property provided in Ohio Revised Code Chapter 721 in order to enter into the agreements referenced herein for the reasons set forth herein

SECTION 4. That all formal actions of this Council concerning and relating to the adoption of this Ordinance were taken in an open meeting of this Council, and all deliberations of this Council or any of its committees that resulted in such formal action were taken in meetings open to the public and/or in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 5. That this Ordinance is hereby declared to be an emergency measure necessary for the public peace, health, and welfare of the residents of the Village of Newton Falls for the reason that Council wishes to effectuate and finalize this sale as soon as possible in order to receive the sale price promptly, permit the efficient transfer of the Property and ensure continued operations of the utility as not interrupted. Therefore, this Ordinance shall take immediate effect upon its passage, pursuant to Newton Falls Charter Article III, Section 21.

VILLAGE OF NEWTON FALLS, OHIO
ORDINANCE No.: 2026-19
SPONSOR: Councilpersons Stimpert, Rufener

PASSED IN COUNCIL THIS _____ DAY OF _____, 2026.

David Hanson, Mayor

Attest:

Michael Acomb, Clerk of Council

Approved as to Legal Form.

Jeff Limbian, Law Director