

**Council for the Village of Yellow Springs
Regular Session Minutes**

In Council Chambers @ 5 P.M.

Monday, April 6, 2026

CALL TO ORDER

President of Council Gavin DeVore Leonard called the meeting to order at 5:02 pm.

ROLL CALL

Present were Council President Gavin DeVore Leonard, Council Vice President Angie Hsu and Council members Senay Semere and Stephanie Pearce. Solicitor Amy Blankenship, Finance Director Michelle Robinson and Tiffany Hiser of Shared Resources were also present. The Village Manager was not present. Brown arrived at 5:03pm.

EXECUTIVE SESSION

At 5:02, Hsu MOVED TO ENTER EXECUTIVE SESSION under Ohio Revised Code Section 121.22 (G)(1): To consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee and Ohio Revised Code Section 121.22(G)(2) to consider the purchase of property for public purposes. Semere SECONDED, and the MOTION PASSED 4-0 ON A ROLL CALL VOTE.

Brown entered the session at 5:03.

Present in the session were Solicitor Blankenship, FD Robinson and Tiffany Hiser of Shared Resources. Robinson and Hiser left the session at 5:30, and Johnnie Burns entered session.

At 6:01, Brown MOVED and Hsu SECONDED a MOTION TO EXIT EXECUTIVE SESSION. The MOTION PASSED 5-0 ON A VOICE VOTE.

MOTION TO ENTER REGULAR SESSION

At 6:05 Hsu MOVED and Pearce SECONDED a MOTION TO ENTER REGULAR SESSION. The MOTION PASSED 5-0 ON A VOICE VOTE.

ANNOUNCEMENTS

Pearce noted attendance at the Greene County Food Council, urging other Council members to attend in the future.

Council received advice regarding attendance at a village event that evening. They informally decided that only Pearce and Semere would attend to avoid Sunshine Law concerns.

Burns announced Spring Clean Up week the first week of May.

Brown announced an America 250 event for April 11th.

Brown announced that the Corry Street garden lottery is now open.

CONSENT AGENDA

1. Minutes of March 16, 2026 Regular Meeting

Brown MOVED and Hsu SECONDED a MOTION TO APPROVE THE CONSENT AGENDA ITEM. The MOTION PASSED 5-0 ON A VOICE VOTE.

REVIEW OF AGENDA

There were no changes made.

PETITIONS/COMMUNICATIONS

The Clerk will receive and file:

Gavin DeVore Leonard re: Final Antioch Grant Support Letter
Marcia Wallgren re: Vernay Property

Hsu reviewed communications.

CITIZEN CONCERNS

Mitzie Miller spoke in support of revisiting parking options.

Laura Curliss read a memo urging Council to request a wetland delineation study. She stated that there is funding available for this. She opined that housing should be directed to land with existing infrastructure.

Carrie Stogler noted a gravel hazard on the Village basketball courts and asked if these could be cleared periodically.

Jacob Schmidt asked for Council support to address safety concerns on the road south of YS High School. This land is in the Township, so is in the purview of the county, but Schmidt is working to get alignment on addressing these concerns.

Sarah Strong offered information related to water flow into and out of the Glass Farm.

Sam Eckenrode read an excerpt from The Sneetches.

Ben Miller suggested the closure of Short Street for viewing of the World Cup.

Judith Hempfling requested that residential sidewalks remain the responsibility of the Village and asked that Council gather a number of data points.

Heather Stewart complained that she is not receiving an explanation as to why the Village “seems to be opposed to food truck rallies”.

DeVore Leonard commented that as part of discussion around economic development, Council will discuss food trucks and pop-up businesses. He responded to Miller, advising checking in with Village staff if requesting a street closure.

PUBLIC HEARINGS/LEGISLATION (6:20)

Reading of Resolution 2026-16 Approving a One Year Extension to The Windsor Group, LLC for the Final Development Plan for a Proposed PUD for 275 East North College Street. Brown MOVED and Hsu SECONDED a MOTION to APPROVE.

Blankenship explained that the zoning code allows for one-twelve-month extension for submission of the final development plan if granted by Council.

Eric Alfieri, The Windsor Group, stated that it is not Windsor Group’s intention to delay the final plan any longer than needed, which, he opined, would likely be fewer than twelve months.

Alfieri commented that his intention is to provide staff with ample time to review the final plan and work with Windsor should there be any need for adjustment prior to bringing the plan to Planning Commission. He noted that progress on the final plan had been put on hold pending approval of a CRA, which was approved by Council in mid-December.

Semere asked whether there were financial issues affecting completion of the final plan.

Pearce asked for an explanation as to the need for an extension.

Alfieri responded to Pearce, stating that prior to engaging with their engineers, consultants and designers, they wanted to know that a CRA would be in place.

Responding to a follow-up from Pearce, Alfieri stated that from Windsor’s perspective, the development would not have been possible without the tax abatement, hence the delay as they waited on a decision from Council regarding a CRA.

Hsu asked whether less than one year approval was permitted.

The Clerk commented that normally whatever time period was requested was what was considered and approved.

Burns stated that the process is normal, that Spring Meadows, Cascades and Glen Cottages developments all received extensions. He added that had Windsor submitted on time, the Village, which is currently seeking a Planning and Zoning Administrator, would have had to contract out the review work, which would have been costly.

DeVore Leonard asked that any updates be provided to Council.

DeVore Leonard CALLED THE VOTE and the MOTION PASSED 4-1 with Pearce voting against.

Reading of Resolution 2026-17 Approving a One Year Extension to The Windsor Group, LLC for the Final Development Plan for a Proposed PUD for 150 East South College Street. Brown MOVED and Hsu SECONDED a MOTION to APPROVE.

Alfieri confirmed that the same information just provided for the 275 East North College PUD is accurate for the 150 East South College PUD.

DeVore Leonard CALLED THE VOTE and the MOTION PASSED 4-1 with Pearce voting against.

Reading of Resolution 2026-18 Authorizing the Village Manager to Enter into an Agreement for the Sale of Village Owned Renewable Energy Credits and the Purchase of Green E-Certified RECs. Brown MOVED and Hsu SECONDED a MOTION to APPROVE.

Burns explained that this would be the Village's third sale of RECs with funds used to make improvements to the Village electric utility and to improve sustainable practices. Burns commented that sale price as well as cost to purchase the Green e-RECs to offset the sale are constantly moving targets.

Semere asked whether there is any urgency to approval of the sale.

Burns stated that there has been a \$26,000 reduction in sale price between his request to bring the issue to Council and tonight's meeting, opining that a decision should be made rapidly. Once Council approval is obtained, he said, he can lock in the price.

Burns advised that proceeds from this year's sale would go to supporting creation of a center circuit, the purpose of which is to stabilize the village grid.

Responding to a question from Hsu, Burns confirmed that 2020 was the first year the Village sold RECs, and that it was viewed at the time as a way to control electric utility costs by offsetting the cost of capital projects.

DeVore Leonard and Hsu both acknowledged that the issue is complex and should be viewed critically.

Hsu commented that she would like to have more sources to consult regarding the ethics of REC sale and the specifics around different types of RECs. The system is flawed, she said.

Brown stated that this is an issue that can be studied by EC.

Hsu received confirmation that the next sale of RECs would be in 2029.

Responding to a question from Pearce, Burns said that while all proceeds are directed to the center circuit for this sale, in the future at least 15% would be directed to specific renewable initiatives.

Burns responded to a question from Hsu, who asked why there is benefit to purchase of the Green e-RECs. He said that while this does not benefit the Village beyond maintaining Green municipality status, local companies and village schools are able to receive a status deduction because of the Village's status.

Hsu asked about abstaining from a vote.

Blankenship explained that aside from not having the information needed to make a decision, abstaining from a vote is not legally recognized.

DeVore Leonard CALLED THE VOTE, and the MOTION PASSED 5-0 on a ROLL CALL VOTE.

SPECIAL REPORTS

There were no Special Reports.

MANAGER'S REPORT

Burns noted that Giardullo will be sitting in for him on April 20th, since he will be out of town.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

DeVore Leonard explained that the overall topic is what matters to place on upcoming agendas, and that Council should consider what information is needed and when to place the topic on the agenda.

Parking Expansion Proposals. DeVore Leonard stated that the issue was raised during the Short Street conversation, asking how walkability and density factor into the conversation, along with cost and accessibility.

Hsu asked that staff provide information differentiating between residential and business district parking so that these can be separately addressed if appropriate.

Semere commented that the parking issue seems to come up regularly.

Pearce stated that Mills Lawn should be consulted as to their opinion on the possibility of parking around the school's property.

Economic Development. Semere opined that the Village needs to look into its partners in economic development and that he is starting that process with members of YSDC. He commented further that there is no ED plan on file with YSDC, and getting that plan in place is a key step forward.

DeVore Leonard asked that a chart identifying key players, their role as documented and role in practice be produced. Following the chart, he said, Council should identify whether there are gaps in expectation.

DeVore Leonard responded to a question from Brown, stating that Council should identify their view of stakeholders' roles and speak with those entities to determine whether there is alignment.

DeVore Leonard acknowledged that staff's role within YSDC has shifted over the years and that this is one area that should be clarified.

Status of Residential Sidewalks. Pearce asked for information as to what the Village spends on residential sidewalks annually.

DeVore Leonard asked Burns to weigh in on the equity question and any information regarding staff time vis a vis sidewalk maintenance.

Burns asked that both Parking and Economic Development be moved to May 4th, since he will be out of town on April 20th.

Burns noted that sidewalk work has been funded for 2026, and that discussion of a change in status is relevant to the 2027 budget. For this reason, he said, the matter should be considered and a decision made prior to the 2027 budget process, but is not immediately urgent.

The sidewalk discussion was accordingly moved to May 18th.

Strategic Plan Scope of Services. DeVore Leonard referenced his provided memo, asking whether anyone had additions to the proposed scope or appetite to add this to the budget.

Council expressed general approval for the proposed scope and for bringing a supplemental once a general cost is determined.

FUTURE AGENDA ITEMS

- April 20: Announcements: RPCC Director
 Reading of Resolution 2026-XX Approving a One-Time Grant to the Yellow Springs Senior Center
 Board and Commission Goals
 First Reading of Ordinance 2026-06 Amending Chapter 252.06 "Personnel Policy Manual" of the Codified Ordinances of the Village of Yellow Springs, Ohio
 Well Ordinance-?
- May 4: 5pm: Executive Session
 Second Reading and Public Hearing of Ordinance 2026-06 Amending Chapter 252.06 "Personnel Policy Manual" of the Codified Ordinances of the Village of Yellow Springs, Ohio
 Reading of Resolution 2026-XX Authorizing the Village Manager to Enter into an Agreement with XXX for 2026 Utility Line Clearance (Section 4) of the Village
 Parking Expansion Discussion
 Economic Development Discussion
- May 18: 5pm Work Session: Information Session with Craig Kleinhenz of AMP re: Power Contracts and PJM Capacity Charges
 Residential Sidewalk Discussion
 6pm Regular Session

ADJOURNMENT

At 7:46pm Semere MOVED and Brown SECONDED a MOTION TO ADJOURN. The MOTION PASSED 5-0 ON A VOICE VOTE.

Signed: _____
Gavin DeVore Leonard, Council President

Attest: _____
Judy Kintner, Council Clerk