

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

In Council Chambers @ 6 P.M.

Monday, April 20, 2026

CALL TO ORDER

President of Council Gavin DeVore Leonard called the meeting to order at 6:00 pm.

ROLL CALL

Present were Council President Gavin DeVore Leonard, Council Vice President Angie Hsu and Council members Carmen Brown, Senay Semere and Stephanie Pearce. Acting Village Manager Elyse Gilardullo was present, as were Solicitor Amy Blankenship and Finance Director Michelle Robinson were also present.

ANNOUNCEMENTS

Giardullo announced Spring Clean-up dates.

Semere reported on the Chappelle Town Hall event held April 6th, expressing appreciation for that opportunity to discuss local changes and for the recent opening of the new WYSO space.

Pearce noted that the Rural Community Resource Fair will be held May 2nd at the Bryan Center, urging anyone with information to share to sign up.

Tim Dawson, Executive Director Regional Planning & Coordinating Commission of Greene County introduced himself and provided written information regarding available services through RPCC.

Phillip O'Rourke announced the return of third Fridays Art Stroll events beginning in May.

CONSENT AGENDA

1. Minutes of April 6, 2026 Regular Meeting
2. Credit Card Report for March, 2026

Brown MOVED and Hsu SECONDED a MOTION TO APPROVE THE CONSENT AGENDA. 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:

Barbara Mann re: Handicap Parking
Phillip O'Rourke re: Art Stroll (2)
Jacob Schmidt re: East Enon Safety Concerns
Laura Skidmore re: Opposition to Parking Expansion
Mayor's Clerk re: Mayor's Reports (3)

Hsu reviewed communications.

CITIZEN CONCERNS

Ralita Hilderbrand offered an information session regarding effects of the proposed elimination of property taxation from the League of Women Voters. She asked for information on the increase in electric charges and as a related matter asked that Council look into a moratorium on Data Centers, citing impacts to water sources and air quality.

Hilderbrand opined that YS Home, Inc. should not receive funding for projects as a matter of course, stating that such large amounts should be voted on, and asking that the Affordable Housing issue be put on the ballot.

PUBLIC HEARINGS/LEGISLATION

First Reading of Ordinance 2026-06 Amending Chapter 252.06 "Personnel Policy Manual" of the Codified Ordinances of the Village of Yellow Springs, Ohio. Brown MOVED and Hsu SECONDED a MOTION TO APPROVE.

Giardullo introduced the legislation, noting that the purpose of the revision process was to clarify existing policies, ensure alignment with current administrative practices and improve recruitment and retention efforts. Employees were invited to provide feedback and attend open office hours to discuss the proposed updates she said, noting that feedback was limited and did not indicate significant concerns with the proposed revisions.

Giardullo highlighted that long overdue paid parental leave for birth or adoption of a child has been added as a benefit.

Giardullo stated that while several of the changes may impact the Village's bottom line, that impact might be offset due to savings from available opt-out incentives and reduced pay-out benefits. Any such impact would be managed through budget planning.

DeVore Leonard commented that the four week parental leave feels 'not sufficient', but heading in the right direction.

Semere asked whether the Finance Committee could revisit financial impacts after one year, and Giardullo indicated that this would be possible.

DeVore Leonard declined to call a vote on the first read.

Reading of Resolution 2026-19 Approving a One-Time Grant to the Yellow Springs Senior Center. Hsu MOVED and Semere SECONDED a MOTION TO APPROVE.

Blankenship introduced the legislation, recalling that when Council voted to appropriate \$32,000 to the Senior Center during the budget process, the request was for "operations". Blankenship stated that at the time, she had indicated that prior to distributing any funds, the request would need to be aligned with the policy in place for Council grants.

The current request, Blankenship said, is for assistance with the purchase property at 108 Cliff Street, which is intended as the site of a new Senior Center. Blankenship pointed out the that resolution references a signed agreement, which she will draft and which will need to be signed off on prior to release of funds. The agreement will allow for return of the funds to the Village should the property purchase fall through.

Semere commented that it is important to publicly acknowledge that Council is aware of and approving of the shift in the request.

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

SPECIAL REPORTS

Quarterly Financials. Robinson presented a power point detailing Village quarterly financials.

DeVore Leonard asked for a vote of Council to approve the quarterly financials. The vote passed 5-0 on a voice vote.

Treasurer Report. Kintner presented first quarter investment information.

MANAGER'S REPORT

Giardullo presented the Manager's Report. She highlighted that the Village has been recognized by the American Public Power Administration for "Exceptional Electric Reliability in 2025". The Village Electric Department also received an Excellence in Safety Award.

Other highlights included release of the Village's 2024 audit, and the lowest water loss month on Village record in April: 12.76%.

OLD BUSINESS

Board and Commission Goals. DeVore Leonard worked through the goals sheet provided for each Commission.

Planning Commission: Brown asked that Municipal Land Trusts be added to PC goals.

DeVore Leonard solicited input from the group regarding Municipal Land Trusts, commenting that he had anticipated such a topic could have been vetted at the Housing Retreat.

Brown offered to produce a memo on the topic for inclusion in the next Council packet.

DeVore Leonard commented that his preference is to vet the goals through Council prior to sending anything on to a Commission.

DeVore Leonard identified consideration of amendments to the zoning code as another identified goal.

Hsu asked that zoning code amendments related to housing goals be added. She responded to a question from Brown, stating that the plan was for Council to clarify their goals and to then identify what sections of the zoning code either help or hinder those goals.

DeVore Leonard commented that he will report back to Planning Commission that there are no directives to them as of yet, adding that as with any commission, they could ask their liaison to bring a request for a goal or action to Council for a decision at any point.

Environmental Commission: Brown identified EC's goals for 2026 as focused on community education around Sustainable Building Practices, Conservation Development and Watershed Protection. She added that EC is working on providing an information session on what a Data Center might look like in Greene County.

DeVore Leonard asked whether provision of REC information is still on the radar for EC.

Brown requested clarification, then advised that she would need to work with Village staff on the matter, since much of the information requested relates to Village-specific policies.

DeVore Leonard asked that information regarding the moral quandary involved in REC sales be provided.

Public Arts and Culture Commission: Brown noted that America 250 programming is underway, with a cookout planned for the end of May. PACC is also working with YS Arts Council and others to feature local artists in upcoming programming.

Educational workshops and speakers for the purpose of community building, she said, are ongoing.

Library Commission: Hsu stated that safety and infrastructure improvements are the key goals, with lighting and parking lot improvements identified.

Finance and Investment Committee: DeVore Leonard noted that the focus is an understanding of the Village budget both short and long term, and aligning capital needs with strategies. Utility rates are a focus presently, and the Lawson Place pro-forma will be reviewed later this year.

YSDC: Semere stated that he has been trying to define what economic development means vis a vis Council and what aspects of economic development fall under Village purview. He pointed out that YSDC has been focused on other issues such as the Hardware Store for several months.

DeVore Leonard recalled a joint meeting between Council and YSDC several years ago, and asked that Semere report back if any such meeting would be useful.

Active Transportation: Pearce noted that this group has met only once since the start of 2026 and may be changing leadership.

DeVore Leonard identified that AT differs from Council Commissions in that it exists outside of Council purview but does have one-to-two Council and/or Village staff members as participants.

Village Mediation Program: Brown stated that VMP is Village funded and provides mediation for YSPD, the Planning Department and villagers in general. Brown commented that the program is functioning well, but that she may be bringing some proposed changes to Council in the next several meetings.

Follow Up Discussion re: Housing Committee. Hsu referenced the discussion Council has engaged in regarding the format of the working group, and whether it should be a committee or a commission. She commented that since all Council members were present, it would be helpful to set a meeting date in late June. The Clerk will follow up to set a meeting date.

Hsu noted that Council needs to select the two Council members who will serve on the Housing Committee and how often that group will meet. She identified wanting to serve as one on the Council members.

Brown and Pearce both indicated a desire to serve.

Council discussed the issue; Hsu suggested first reviewing priorities identified during the retreat and moving from there to decide who will participate in what capacity. She stressed that there is no question that every Council member cares deeply about the issue and is committed to the work.

Hsu identified the following goals and persons associated with their undertaking: creation of a housing mission statement (All); set targets for types of housing needed in the Village (Hsu/Zoning Administrator); Rentals, including code enforcement and rentals registry (Pearce); Glass Farm RFP and appraisals for all VYS-owned properties (Burns/Giardullo); Community engagement process (Pearce); Compile/summarize existing GF documents (Burns/Giardullo); Evaluate current code to identify opportunities to promote housing goals as defined; Glass Farm housing opinion poll (DeVore Leonard); Update definitions of Affordable Housing in zoning code based on Dayton area statistical data (Amy/Judy/Zoning Administrator); Lawson Place pro-forma (Burns); Develop approach to VYS-owned rentals based on LP pro-forma information; Fees on vacant properties/options (Semere).

Clarification and Prioritization of Housing Goals.

Council reviewed prioritization, determining that they would each work on aspects of the goals and discuss progress and next steps at their June meeting.

Hsu noted that Rentals and Glass Farm were in close proximity as highest ranked housing goals.

Hsu clarified that she could collect the information gathered by Council members to discuss in a meeting with staff, so that a Council-level discussion would then include staff responses to the information such as timeline, cost, etc.

The Clerk suggested a monthly Work Session.

DeVore Leonard reviewed goal assignments with Council members. He noted the need to develop a Housing Mission Statement early in the process, and the need to hold Council members accountable to agreed-upon timelines for providing information.

Setting targets for housing types: DeVore Leonard commented that this goal depends upon Bowen Housing data, which is expected within a month.

Hsu opined that draft targets could be ready for the June Housing Retreat.

Rentals: Pearce stated that she has several meetings set, but asserted that she could have a memo ready for the June meeting.

Glass Farm: Check in with JB on this issue prior to May 4th. Discussion of an RFP will NOT be included on the June schedule.

Community Engagement re: Glass Farm: Pearce said that she would coordinate with Giardullo and Burns prior to starting any engagement activities.

DeVore Leonard commented that he would like to conduct some formal polling on the matter, possibly prior to the end of June, but certainly before the end of summer.

Zoning: Update of definition of Affordable Housing could occur soon. Discussion of updates to zoning code would begin July/August.

Update of Lawson Place Pro-forma: Giardullo commented that she has a meeting with Burns in the next week, and that the project is nearing completion. Likely included in a Manager's report.

Consideration of Fees on Vacant Properties: Semere stated that he would have information for the June meeting. This will move to a future meeting if the June agenda starts to fill up.

Hsu commented that the group has not discussed zero emission ready housing and conservation, stating that Council should be considering that alliance. She asked Brown to request that Environmental Commission provide information on zero emission ready housing to Council, noting that this priority should be a consideration when developing the Glass Farm RFP.

Hsu forwarded the idea of a community liaison for conservation/low emission housing.

DeVore Leonard added Conservation Development and examples of these to the goals list, with Brown as the lead.

Hsu stated that she will work with Giardullo to update the Goals document, and will follow up regarding conservation development coordination.

NEW BUSINESS

There was no New Business.

BOARDS AND COMMISSIONS

Brown noted the success of the most recent in the America 250 speaker series.

Brown NOMINATED Alan Raney, Jon Search and Katia Svensson to PACC as full members. Pearce SECONDED, and the NOMINATIONS PASSED 5-0 ON A VOICE VOTE.

Brown NOMINATED Brian Mayer and Noel Welsh as Alternate members of PACC. Pearce SECONDED, and the NOMINATIONS PASSED 5-0 ON A VOICE VOTE.

DeVore Leonard reported on Finance Committee's most recent meeting, addressing work on budget and efforts underway to push capital need projections out to five or ten year positions. He noted the impact of using projections to adjust budget predictions.

DeVore Leonard responded to a question from Hsu, stating that the likelihood that the Village will end the year in a deficit is relatively low.

FUTURE AGENDA ITEMS

Blankenship addressed Council, sharing information that pending an eviction action at their Millworks location, Council may need to consider a resolution objecting to liquor permit renewal for Tuck n Reds at their May 4th meeting.

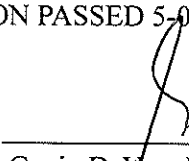
Pearce requested a discussion item on Data Center Moratorium.

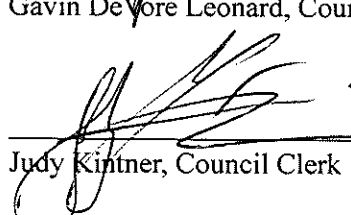
Brown agreed to provide a memo addressing environmental impacts of date centers.

- May 4: 5pm: Executive Session (Solicitor Evaluation)
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
Emergency Reading of Ordinance 2026-07 Approving a Second Quarter Supplemental
Appropriation and Declaring an Emergency
Reading of Resolution 2026-20 Authorizing the Village Manager to Enter into an Agreement
with XXX for 2026 Utility Line Clearance (Section 4) of the Village
Request for Approval to Apply for ODNR Nature Works Grant
Resolution Objecting to Liquor Permit Renewal
Update of Housing Goals
Strategic Plan Scope
Parking Expansion Discussion
Economic Development Discussion
Data Center Moratorium
Work Session Topics
- May 18: 5pm Work Session: Information Session with Craig Kleinhenz of AMP re: Power Contracts and
PJM Capacity Charges
Discussion of Village Mediation Program Coordinator Job Description
6pm Regular Session
Residential Sidewalk Discussion
Discussion of Fewer Meetings During Summer
- June 1: Executive Session re: Clerk and VM Pre-Evaluation Check-In
Set Joint Meeting with Township and School Board (School Board availability?)
Well Ordinance-?
- June 15:

ADJOURNMENT

At 8:14pm Semere MOVED and DeVore Leonard 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