

**COUNCIL FOR THE VILLAGE OF YELLOW SPRINGS
REGULAR COUNCIL MEETING
AGENDA**

In Council Chambers @5:00 P.M.

Monday, May 4, 2026

Anyone can observe the meeting live via cable Channel 5, (Community Access Yellow Springs) or on YouTube. ZOOM participation will be offered only for virtual meetings. Please contact the Council Clerk at 937-767-9126 or clerk@yellowsprings.gov for any questions regarding the Council meeting.

CALL TO ORDER

ROLL CALL

EXECUTIVE SESSION (5:00)

Under Ohio Revised Code Section 121.22 (G)(1): To consider the evaluation or compensation of a public employee.

MOTION TO ENTER REGULAR SESSION (6:00)

ANNOUNCEMENTS

CONSENT AGENDA

1. Minutes of April 20, 2026 Regular Meeting
2. Minutes of Special Meeting April 9, 2026: Housing Retreat

REVIEW OF AGENDA

I. PETITIONS/COMMUNICATIONS (6:10)

The Clerk will receive and file:

Kathy Adams re: Retain Village Management of Lawson Place
Phillip O'Rourke re: June Street Fair (2)
Carmen Brown re: Sale of Renewable Energy Credits Memo

II. CITIZEN CONCERNS (6:15)

III. PUBLIC HEARINGS/LEGISLATION (6:30)

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 M&L Tree Services & Lawncare, LLC for 2026 Utility Line Clearance (Section 4) of the Village

IV. SPECIAL REPORTS

V. MANAGER'S REPORT (6:45)

VI. OLD BUSINESS (6:50)

Parking Expansion Discussion (DeVore Leonard: 20 min.)

Economic Development: Parameters; Capacity; Goals (DeVore Leonard: 30 min.)
Strategic Plan Scope (DeVore Leonard: 15 min.)

VII. NEW BUSINESS (7:55)

Data Center Moratorium Discussion (Pearce: 10 min.)

X. FUTURE AGENDA ITEMS* (8:05)

May 18: 5pm Work Session: Information Session with Craig Kleinhenz of AMP re: Power Contracts and PJM Capacity Charges
Resolution 2026-21 Authorizing the Village of Yellow Springs to Apply for an ODNR Nature Works Grant for Improvements to Gaunt Park Softball Field

6pm: Regular Session
Village Mediation Program Coordinator Job Description
Updated Goals Document
Residential Sidewalk Discussion
Discussion of Fewer Meetings During Summer
Municipal Land Trust Information

June 1: Executive Session re: Clerk and VM Pre-Evaluation Check-In
Set Joint Meeting with Township and School Board (School Board availability?)

June 15:

July 6:

*Future Agenda items are noted for planning purposes only and are subject to change.

EXECUTIVE SESSION

ADJOURNMENT

The next regular meeting of the Council for the Village of Yellow Springs will be held at 6:00 p.m. on **Monday, May 18, 2026.**

The Village of Yellow Springs is committed to providing reasonable accommodations for people with disabilities. Any person requiring a disability accommodation should contact the Village, Clerk of Council's Office at 767-9126 or via e-mail at clerk@yso.com for more information.

**COUNCIL FOR THE VILLAGE OF YELLOW SPRINGS
SPECIAL COUNCIL MEETING: WORK SESSION
MINUTES**

Council Chambers 8:30pm.

Thursday, April 9, 2026

CALL TO ORDER

President of Council Gavin DeVore Leonard called the meeting to order at 8:42am.

ROLL CALL

Present were Council President DeVore Leonard, Vice President Angie Hsu and Council members Senay Semere and Stephanie Pearce. Solicitor Amy Blankenship, AVM/Project Lead Elyse Giardullo and Village Manager Johnnie Burns were also present. Carmen Brown was absent due to a family matter.

WORK SESSION

The retreat followed the agenda, the only exception being times allotted, which were approached with some flexibility.

The following topics were discussed:

Past Village housing efforts.

Reflection regarding Council's role in directing housing.

The need to determine a definition of "affordable housing" that can then be reflected in Village documents and in the Zoning Code.

Identified Priority Topics

- * Zoning
- * Rentals
- * Lawson Place
- * Glass Farm
- * ZERH standards and conservation development practices
- * Protecting residential housing

Council made a start on defining housing goals for 2026-2027, based on discussion of the above-noted priority topics. The group acknowledged that goals will need to come to Council table for further discussion and a decision as to where these fall in terms of funding, need for further research and alignment with villagers' perspectives regarding need.

BREAK: 11:30-1

Housing Commission/Housing Committee/Manager's Advisory Group. The group discussed the differences between each of the options. They did agree that two Council members should be tasked with working with the Village Manager. They further agreed that development of a Housing Mission State-

ment is critical to ensuring both understanding of the Village's role in housing and to assure a clear understanding of purpose among staff and Council. The two Council members working with the Village Manager will be determined at Council's April 20th meeting.

Council identified the following actions for discussion at an upcoming Council meeting:

- Set targets for types of housing needed in the Village, using updated data from the new Bowen report. End of 2026. Hsu/Zoning Administrator
- Clarify housing mission statement, definitions, and priorities of the Village
- Rentals: Follow up on ideas re: Code enforcement and rentals registry. Pearce
- Glass Farm:
 - o Obtain appraisal. Burns/Giardullo
 - o Issue RFP by April of 2027. Burns/Giardullo
 - o Community engagement process. Pearce
 - o Glass Farm housing opinion poll. DeVore Leonard
 - o Compile/summarize existing GF documents. Burns/Giardullo
- Zoning:
 - o Evaluate current code to identify opportunities to promote housing
- Obtain appraisals for all Village owned properties
- Lawson Place. Burns/Giardullo
 - o Develop approach based on data and full review conducted by end of 2026
- Consider fees for vacant properties. Semere
- Rentals
 - o Consider code-enforcement: cost/benefit
 - o Consider rentals registry

Council agreed in general to continue housing work within a committee structure at present, but made no attempt to define makeup of the committee.

Items the group determined need consideration in the future are: determination of need for senior housing; status of downtown buildings; possible property management for Lawson Place; status of downtown buildings; engagement with other housing projects in the village.

ADJOURNMENT

At 3:29pm, DeVore Leonard MOVED and Semere SECONDED a MOTION TO ADJOURN. The MOTION PASSED 5-0 ON A VOICE VOTE.

The Village of Yellow Springs is committed to providing reasonable accommodations for people with disabilities. Any person requiring a disability accommodation should contact the Village, Clerk of Council's Office at 767-9126 or via e-mail at clerk@yso.com for more information.

**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 that 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 quandry 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



The Village of Yellow Springs

LEGISLATIVE MEMO

Agenda Item:	Second Reading and Public Hearing of Ordinance 2026-06
Title:	Ordinance 2026-06: Amending Chapter 252.06 “Personnel Policy Manual” of the Codified Ordinances of the Village of Yellow Springs, Ohio
Submitted by:	Johnnie Burns, Village Manager; Elyse Giardullo, Assistant Village Manager
Scope/Description:	Village Administration has completed a comprehensive review and redline of the Village’s Personnel Policy Manual (PPM). The purpose of this review was to clarify existing policies, ensure alignment with current administrative practices, improve recruitment and retention efforts, and update provisions where appropriate. The proposed amendments include a range of administrative, procedural, and policy updates intended to modernize the PPM and ensure consistency across departments. The redline version reflects collaborative input and review from the Village Manager, Assistant Village Manager, Village Solicitor, HR Director, Finance Director, and Chief of Police. This item represents the first reading of the ordinance.
Stakeholder Impact:	Village Employees: The fully redlined Personnel Policy Manual, along with a supporting memorandum outlining all significant changes, was shared with staff for review. Employees were invited to provide feedback and attend open office hours to discuss the proposed updates. Feedback received was limited and did not indicate significant concerns with the proposed revisions. The feedback provided was spread across various policy areas rather than focused on any single provision, suggesting no widespread concern with a particular change. The current version reflects the updates identified through the administrative review process, along with consideration of staff input.
Budget Impact:	While many updates are administrative, several changes may have financial implications, including paid parental leave, increased vacation accrual, and potential cellular phone reimbursements. These may be partially offset by anticipated savings from medical insurance opt-out incentives and reduced leave payout obligations. Certain provisions are proposed to take effect January 1, 2027, to avoid impacts to the current year budget. Overall, the fiscal impact will depend on the extent to which employees utilize the updated benefits; however, the Village anticipates a minimal net impact to the budget. Any remaining impacts will be managed within existing appropriations or addressed through future budget planning.
Exhibits:	Exhibit A: Ordinance 2026-06 (Redlined Personnel Policy Manual Updates)
Recommendation:	Second reading and Public Hearing: the Administrative Review team recommends Council approval of all recommended changes.



The Village of **YELLOW SPRINGS**

MEMORANDUM

TO: All Village Employees

FROM: Johnnie Burns, Village Manager; Elyse Giardullo, Assistant Village Manager;
Amy Blankenship, Law Director

DATE: March 30, 2026

RE: Personnel Policy Manual – Proposed Updates

Village Administration has completed a comprehensive review of the Personnel Policy Manual (PPM). The goal of this review is to clarify policies, align them with current practices, support recruitment and retention, and ensure the manual continues to serve employees effectively.

Before any changes are finalized, we want to share a summary of the proposed updates with you and invite your feedback. For those who want full detail, a redlined PPM showing every proposed change is attached.

The table below highlights the most significant updates, focusing on what they mean for you as an employee.

Feedback Opportunities

- Email any questions or feedback to Village Manager Johnnie Burns by Monday, April 20, ahead of the first reading of the PPM ordinance at Council.
- Open-office hours will be held Wednesday, April 1, 1:30–4:00 PM, where you can meet in person with the Village Manager, Assistant Village Manager, and HR to discuss your questions or feedback.
 - To schedule a time, email Cameron Fortin, Leadership Team Assistant.

Summary of Key Proposed Changes

Section	Title	Change Type	What's Changing and Why	What This Means For You	Example
101	Nature of Employment	Removal	Removes requirement to discuss policy changes with employee representatives before going to Council. This change avoids confusion or disruption if Council does not approve a proposed change.	Policy updates will be reviewed by Council first, then shared with staff for input.	
303	Medical Insurance	Revision	Employees who decline Village coverage and provide proof of other insurance will receive an annual payment equal to 15% of the Village's annual premium for the plan they would otherwise be eligible for, rounded to the nearest \$100, paid quarterly. Encourages use of other coverage while still rewarding employees.	You will receive an annual payment, spread across quarterly paychecks, if you choose not to take Village health insurance.	If you are married and eligible for an Employee + Spouse plan but only elect Employee-only coverage at open enrollment, you will receive an incentive equal to 15% of the difference between Employee + Spouse and Employee-only coverage, rounded to the nearest \$100, paid in four quarterly installments.
304	Paid Holidays	Revision	Establishes a consistent approach for Police Department holiday compensation. Due to rotating schedules, officers may not be able to observe holidays on the calendar day, so the policy provides both premium pay for working holidays and an annual holiday payout.	Applies to Police Department employees only. Starting in 2027, if you work a holiday, you will be paid time and a half for hours worked. You will also continue to receive eight hours of holiday pay for each holiday, paid out annually in December.	
305	Vacation Leave	Revision	Starting vacation increases to 15 days; prior public service may count toward accrual. This helps attract employees and makes the Village more competitive in recruiting.	New hires receive more vacation time up front; experienced hires may start at a higher accrual rate.	
306	Sick Leave	Revision	Clarifies payout and transfer rules for accrued and transferred sick leave. Transferred sick leave is only eligible for payout if you have 5 or more years with the Village and are retiring. Payment extinguishes all accrued leave.	You'll know exactly how unused sick leave and transferred sick leave are handled at retirement or separation.	

Section	Title	Change Type	What's Changing and Why	What This Means For You	Example
306.3	Parental Leave	New	Adds four weeks (160 hours or 20 days) of paid parental leave for the birth or adoption of a child. Supports employee wellbeing and helps the Village remain competitive in recruitment and retention.	Provides paid time off to bond with a new child.	You can take 4 weeks of paid parental leave and may use accrued vacation or sick time to extend your time off.
307	Personal Leave	Revision	No payout of personal leave if you leave during probation. This ensures leave benefits are not paid to employees who do not complete probation.	Personal leave will not be paid out if you separate before completing probation.	
308.1	Longevity Pay	Revision	Phases out longevity pay for employees hired or rehired after June 1, 2026, to simplify compensation over time.	If you are currently employed, you remain eligible for longevity, even if you have not yet reached the required service threshold. Employees hired or rehired after June 1, 2026, will not be eligible for longevity pay.	
310	Time Off to Vote	Revision	Reduces paid voting leave from 3 hours to 1.5 hours; Election Day only. This aligns the policy with practical voting needs while still supporting civic participation.	You still receive paid time to vote, but for a shorter duration and only on Election Day.	
403	Daylight Savings Time	Addition	Employees working during the transition to or from Daylight Savings Time will have their shifts adjusted by one hour. When clocks move forward in the spring, you may work one hour less but it counts as a full shift. When clocks move back in the fall, you may work one hour more, which counts toward your hours and could result in overtime.	No personal, vacation, or compensatory time is required when you “lose” an hour in the spring. When you “gain” an hour in the fall, the extra hour counts toward your total hours and may be paid as overtime.	Spring: You work 7 hours instead of 8, but still receive a full day's pay. Fall: You work 9 hours instead of 8; the extra hour may be paid as overtime.
410	Special Event Pay	New	Establishes minimum pay thresholds for certain events. This ensures employees are fairly compensated even if an event ends early or requires less time than expected.	You'll be guaranteed a minimum number of paid hours when working certain events.	If a minimum threshold is 4 hours and you finish an event in 3 hours, you still get paid for 4 hours.

Section	Title	Change Type	What's Changing and Why	What This Means For You	Example
505	Credit Card Usage Policy	New	Requires rewards/points earned through Village transactions to be used only for Village purposes. This ensures public resources and benefits remain with the Village.	Ensures any benefits from Village spending stay with the Village.	Credit card points cannot be used for personal purchases.
507	Use of Telephones & Cell Phones	New	Defines which roles require availability and allows phone or reimbursement. This ensures employees required to be reachable outside normal hours are properly supported.	If your role requires you to be reachable, you may receive a Village phone or stipend.	
602.1	Medical Marijuana	Removal	Removes policy language to avoid conflicts with federal regulations and maintain eligibility for certain funding.	A medical marijuana card issued by a treating physician is no longer an affirmative defense for violations of the Substance Free Workplace policy.	
606	Grievance Procedure	Revision	The grievance process is replaced with an employee concerns and complaint process.	Employees should raise concerns about their workplace to their immediate supervisor. Supervisors will involve department heads and the Village Manager as needed.	
706	Pre-Disciplinary Conference	Revision	Village Manager conducts conferences; cross-examination removed. Streamlines the process while maintaining fairness.	You will still have an opportunity to respond before discipline decisions are made.	You can present your perspective directly to the Village Manager before a decision.

**VILLAGE OF YELLOW SPRINGS, OHIO
ORDINANCE 2026-06**

**REPEALING AND REPLACING SECTION 252.06 “PERSONNEL POLICY
MANUAL” OF THE CODIFIED ORDINANCES OF THE VILLAGE OF
YELLOW SPRINGS, OHIO AND APPROVING REVISED PERSONNEL
POLICY MANUAL**

WHEREAS, at the recommendation of the Village Manager and Village department heads, the Village’s Personnel Policy Manual required thorough review and revision; and,

WHEREAS, Village department heads invested many hours in the review and proposed revisions and now recommend same to Village Council; and,

WHEREAS, Approval authority of the Village’s Personnel Policy Manual rests with Village Council per Section 82 of the Village Charter; and,

WHEREAS, the Village Solicitor recommends revision of Section 252.06 of the Village’s Codified Ordinances to eliminate the need to revise the codified ordinances whenever the Personnel Policy Manual is updated; and,

WHEREAS, Village Council accepts the recommendations of staff and the Village Solicitor to approve the revised Personnel Policy Manual and revise Section 252.06 of the Village’s Codified Ordinances as set forth herein,

NOW, THEREFORE, COUNCIL FOR THE VILLAGE OF YELLOW SPRINGS, OHIO HEREBY ORDAINS THAT:

Section 1. Section 252.06 entitled “Personnel Policy Manual” of the Codified Ordinances of the Village of Yellow Springs, Ohio be repealed.

Section 2. A new Section 252.06 entitled “Personnel Policy Manual” of the Codified Ordinances of the Village of Yellow Springs, Ohio be enacted to read as follows with new language underlined and **bolded** and deleted language in ~~striketrough~~.

~~Council does hereby approve and adopt the revised Personnel Policy Manual dated January 2022, which is hereby incorporated by reference in its entirety.~~

In accordance with Section 82 of the Village Charter, Council has approved a Personnel Policy Manual, along with updated versions from time to time. Revisions to the Personnel Policy Manual are to be approved by Council by ordinance, with the most current version hereby incorporated by reference

in its entirety. The most current version of the Personnel Policy Manual will be made available for review in the office of the Clerk of Council.

Section 3. The revised Personnel Policy Manual dated April 2026 is hereby approved in a form substantially similar to Exhibit A.

Gavin Devore Leonard, President of Council

Passed:

Attest: _____
Judy Kintner, Clerk of Council

ROLL CALL:

Gavin DeVore Leonard____ Angie Hsu____ Carmen Brown____
Senay Semere____ Stephanie Pearce____

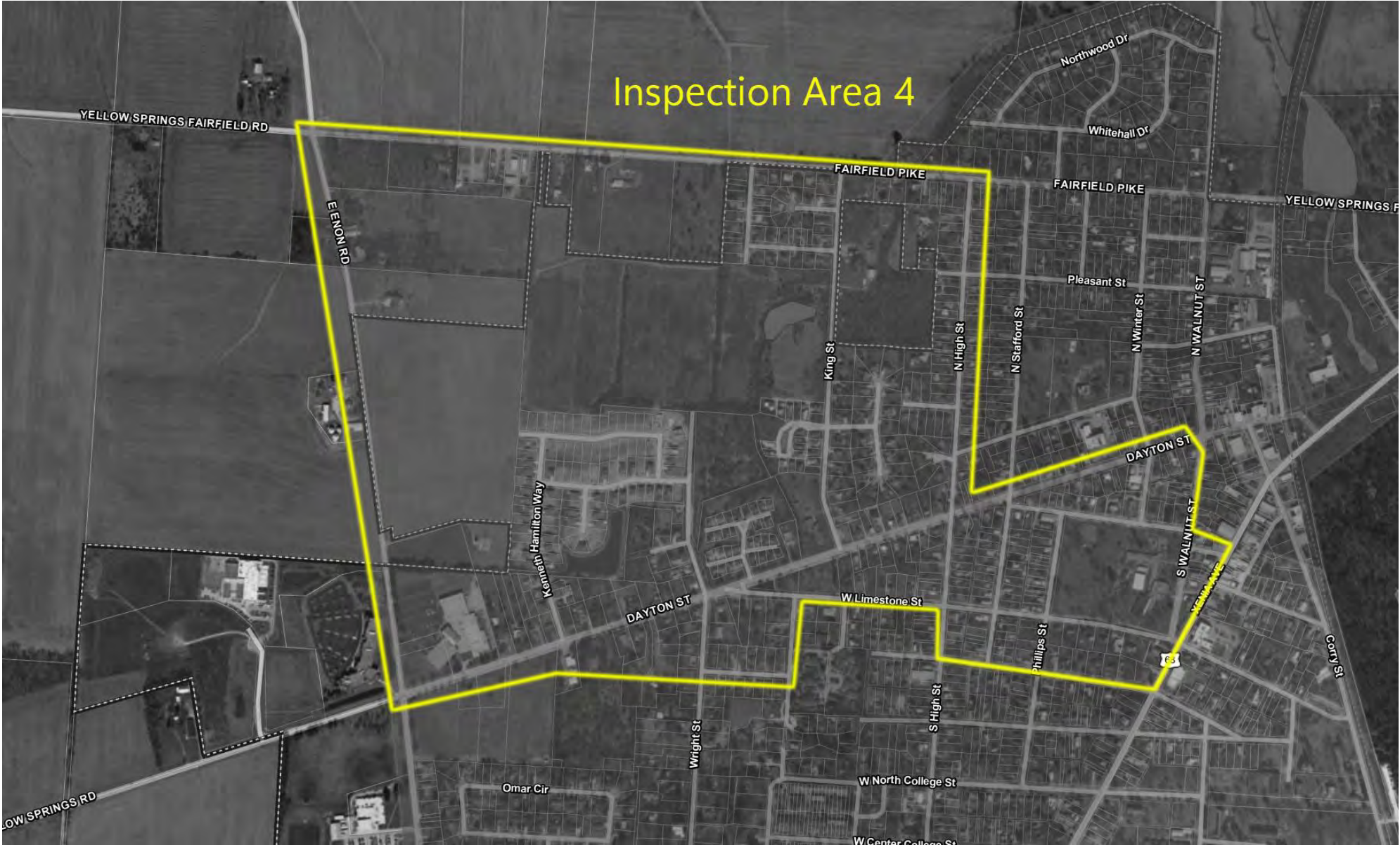


The Village of Yellow Springs

LEGISLATIVE MEMO

Agenda Item:	Reading of Resolution 2026-20
Title:	Authorizing the Village Manager to Enter into an Agreement with M&L Tree Services & Lawncare, LLC for 2026 Utility Line Clearance (Section 4) of the Village
Submitted by:	Johnnie Burns, Village Manager
Scope/Description:	The Village recently completed a competitive bid process for electric utility line clearance and tree trimming services as part of its annual maintenance program. The request for bids was issued on April 16, 2026, with sealed bids due by 1:00 PM on April 27, 2026. One bid was received and publicly opened at the deadline. This work supports the Village's ongoing efforts to maintain vegetation within the public right-of-way, which is essential for minimizing power outages and ensuring the safety and reliability of electric service. The bid submitted by M&L Tree Services & Lawncare, LLC, in the amount of \$90,000 meets all specifications and falls within the approved budget. The scope of work includes utility line clearance activities within Section 4, as identified in the attached map (Exhibit A). The Village has prior experience working with the team behind M&L Tree Services & Lawncare, LLC, and they have consistently demonstrated reliability and high-quality performance.
Stakeholder Impact:	Residents located within Section 4 of the service area may experience temporary disruptions associated with tree trimming activities but will benefit from improved electric service reliability.
Budget Impact:	\$90,000, as appropriated in the 2026 budget.
Exhibits:	Exhibit A: Utility Line Clearance Area – Section 4
Recommendation:	Staff recommends approval of Resolution 2026-20.

Exhibit A: Utility Line Clearance Area – Section 4



Village of Yellow Springs, Ohio

RESOLUTION 2026-20

**AUTHORIZING THE VILLAGE MANAGER TO ENTER INTO AN AGREEMENT WITH
M&L TREE SERVICES & LAWN CARE, LLC FOR 2026 UTILITY LINE CLEARANCE
(SECTION 4) OF THE VILLAGE**

WHEREAS, the Village has recently conducted a competitive bidding process for electric utility line clearing and tree-trimming, and

WHEREAS, M&L Tree Services and Lawncare, LLC has submitted the lowest and best bid of \$90,000.00 to perform this work according to the specifications of the Village and the bidding process, and

WHEREAS, there are no Findings for Recovery for M&L Tree Services & Lawncare, LLC on record with the Ohio Auditor of State, and

WHEREAS, the Village Manager recommends that M&L Tree Services & Lawncare, LLC be awarded the contract for this project, in the amount of \$90,000.00,

NOW, THEREFORE, be it resolved by Council for the Village of Yellow Springs, Ohio that:

Section 1. The Village Manager is authorized to execute an Agreement with M&L Tree Services & Lawncare, LLC for the clearing of trees, branches, and vegetation from the electric utility line easements and rights-of-way for said utilities in Section 4 of the Village. Said agreement shall be in a form approved by the Village Solicitor.

Section 2. This amount will be paid from Account No. 601-1302-53120.

Section 3. The Village Manager is hereby authorized to issue additional Change Orders if required, totaling no more than 25% of the bid amount, or \$22,500.

Section 4. The Village Manager is authorized to represent the Village in all matters related to this project.

Gavin DeVore Leonard, President of Council

PASSED:

Attest: _____
Judy Kintner, Clerk of Council

ROLL CALL:

Gavin DeVore Leonard____ Angie Hsu____ Carmen Brown____
Senay Semere____ Stephanie Pearce____

Supplemental Appropriation Worksheet

<u>Account #</u>	<u>Description</u>	<u>Addition to Budget</u>	<u>Comments</u>
204-1602-52101	Travel & Training	\$2,080.00	Donations for lifeguard certifications-Lucky Bunny Tattoo, Peaches Grill, SG Miller, and Patricia Peters
204-1602-53150	Community Outreach	\$1,000.00	Grant from the YS Community Foundation for Swimming for All Low Income Pool Pass Program
204-1604-54102	Operating Supplies	\$200.00	Donation from Jason & Amy Bailey for Youth Center
204-1604-54109	Special Events- Youth Center	\$125.00	T-Shirt sales-donation
306-1601-53135	Contractual Services	\$9,000.00	Grant from the YS Community Foundation for pool painting
601-1302-53101	Other Contractual Services	\$1,719.54	Insurance reimbursement for truck rental Electric Dept.

\$14,124.54

204	Parks & Recreation Fund	\$3,405.00
306	Parks & Recreation Capital Improvement Fund	\$9,000.00
601	Electric Operating Fund	\$1,719.54

\$14,124.54

ORDINANCE NO. 2026-07
APPROVING SECOND QUARTER 2026 SUPPLEMENTAL APPROPRIATIONS AND DECLARING AN EMERGENCY
VILLAGE OF YELLOW SPRINGS, OHIO

WHEREAS, Ordinance 2025-25 was adopted to make appropriations for current expenses and other expenditures of the Village of Yellow Springs, State of Ohio, during the fiscal year ending December 31, 2026, and

WHEREAS, Village Council makes supplemental appropriations to reflect adjustments which occur throughout the fiscal year, and

WHEREAS, this ordinance is hereby declared to be an emergency measure necessary to preserve the public interest and provide for a special emergency in the operation of Village services, such emergency being the urgent necessity to provide for legitimate expenditures and amend the annual appropriation .

NOW, THEREFORE, THE COUNCIL FOR THE VILLAGE OF YELLOW SPRINGS, OHIO, HEREBY ORDAINS THAT:

Section 1. To provide for expenses and other expenditures of the said Village of Yellow Springs during the fiscal year ending December 31, 2026 the following sums are hereby set aside and appropriated as follows:

Section 2. That there be appropriated from the **GENERAL FUND**:

		CURRENT BUDGET	SUPPLEMENTAL 05/04/26	AMENDED BUDGET
	Council Total	\$336,483.00		\$336,483.00
	<i>Personnel Services</i>	<i>\$180,283.00</i>		<i>\$180,283.00</i>
	Mayor Total	\$39,887.00		\$39,887.00
	<i>Personnel Services</i>	<i>\$25,387.00</i>		<i>\$25,387.00</i>
	Administration Total	\$712,548.00		\$712,548.00
	<i>Personnel Services</i>	<i>\$327,798.00</i>		<i>\$327,798.00</i>
	Auditor	\$46,350.00		\$46,350.00
	Commercial Rental Property	\$142,650.00		\$142,650.00
	Library	\$5,000.00		\$5,000.00
	Cable	\$95,328.00		\$95,328.00
	<i>Personal Services</i>	<i>\$77,380.00</i>		<i>\$77,380.00</i>
	Council Commissions	\$64,360.00		\$64,360.00
	Public Safety Total	\$2,243,786.00		\$2,243,786.00
	<i>Personnel Services</i>	<i>\$1,800,726.00</i>		<i>\$1,800,726.00</i>
	Planning Total	\$404,601.00		\$404,601.00
	<i>Personnel Services</i>	<i>\$2,296,711.00</i>		<i>\$2,296,711.00</i>
	Mediation	\$14,420.00		\$14,420.00
	Transfers and Advances	\$1,306,500.00		\$1,306,500.00
	TOTAL GENERAL FUND APPROPRIATIONS	\$5,411,913.00	\$0.00	\$5,411,913.00

Section 3. That there be appropriated from the following **SPECIAL REVENUE FUNDS**:

202	Street Maintenance & Repair Total	\$781,583.00		\$781,583.00
	<i>Personnel Services</i>	<i>\$287,983.00</i>		<i>\$287,983.00</i>
203	State Highway & Repair	\$10,000.00		\$10,000.00
204	Parks and Recreation Fund	\$816,424.00	\$3,405.00	\$819,829.00
	Parks Total	\$271,803.00		\$271,803.00
	<i>Personnel Services</i>	<i>\$91,763.00</i>		<i>\$91,763.00</i>
	Pool Total	\$147,033.00	\$3,080.00	\$150,113.00
	<i>Personnel Services</i>	<i>\$81,508.00</i>		<i>\$81,508.00</i>
	Bryan Center Total	\$374,138.00	\$200.00	\$374,338.00
	<i>Personnel Services</i>	<i>\$232,068.00</i>		<i>\$232,068.00</i>
	Bryan Youth Center Total	\$15,450.00	\$125.00	\$15,575.00
205	Economic Development Fund	\$0.00		\$0.00
207	Green Space	\$0.00		\$0.00
208	Motor Vehicle - Permissive Tax	\$25,000.00		\$25,000.00
210	Mayor's Court Computer Fund	\$500.00		\$500.00
212	Law Enforcement & Education	\$1,000.00		\$1,000.00
213	Coat & Supply Fund	\$2,575.00		\$2,575.00
215	Federal Forfeited Assets	\$0.00		\$0.00
216	State Law Enforcement Trust Fund	\$2,747.00		\$2,747.00
218	YS Clifton Connector Trail Project	\$0.00		\$0.00
220	Utility Round Up Fund	\$10,000.00		\$10,000.00
224	Affordable Housing	\$311,247.00		\$311,247.00
902	Widow's Fund	\$1,500.00		\$1,500.00
903	Police Pension Fund Total	\$52,125.00		\$52,125.00
	<i>Personnel Services</i>	<i>\$51,404.00</i>		<i>\$51,404.00</i>

904	Security Deposit Fund	\$1,000.00		\$1,000.00
906	Mayor's Court Fund	\$8,000.00		\$8,000.00
TOTAL SPECIAL REVENUE FUND APPROPRIATIONS		\$2,023,701.00	\$3,405.00	\$2,027,106.00

Section 4. That there be appropriated from the **CAPITAL PROJECT FUNDS:**

301	Police Vehicle Replacement Fund	\$0.00		\$0.00
303	Water - Capital Fund	\$79,860.00		\$79,860.00
304	Sewer Capital Improvement Fund	\$354,750.00		\$354,750.00
305	Electric Capital Improvement Fund	\$330,000.00		\$330,000.00
306	Parks and Recreation Capital Improvement	\$145,750.00	\$9,000.00	\$154,750.00
307	Facilities Improvement Fund	\$234,374.74		\$234,374.74
308	Capital Equipment Fund	\$17,873.00		\$17,873.00
TOTAL CAPITAL PROJECT FUND APPROPRIATIONS		\$1,162,607.74	\$9,000.00	\$1,171,607.74

Section 5. That there be appropriated from the **ENTERPRISE FUNDS:**

601	Electric Fund Total	\$5,979,665.00	\$1,719.54	\$5,981,384.54
	Personnel Services	\$682,665.00		\$682,665.00
610	Water Fund Total	\$1,551,683.00		\$1,551,683.00
	Water Distribution Total	\$660,672.00		\$660,672.00
	Personnel Services	\$408,523.00		\$408,523.00
	Water Treatment Total	\$891,011.00		\$891,011.00
	Personnel Services	\$278,905.00		\$278,905.00
620	Sewer Fund Total	\$1,564,508.00		\$1,564,508.00
	Sewer Collection	\$529,298.00		\$529,298.00
	Personnel Services	\$369,648.00		\$369,648.00
	Sewer Treatment	\$685,210.00		\$685,210.00
	Personnel Services	\$265,554.00		\$265,554.00
	Sewer Transfer	\$350,000.00		\$350,000.00
630	Solid Waste Fund	\$435,606.00		\$435,606.00
	Personnel Services	\$15,006.00		\$15,006.00
640	Utility Ovepayment fund	\$5,000.00		\$5,000.00
650	Storm Water Fund	\$92,483.00		\$92,483.00
660	Municipal Broadband Fund	\$45,000.00		.
TOTAL ENTERPRISE FUND APPROPRIATIONS		\$9,673,945.00	\$1,719.54	\$9,675,664.54

Section 6. That the appropriation from the Total Fund Budget is as follows:

GRAND TOTAL APPROPRIATIONS ALL FUNDS	\$18,272,166.74	\$14,124.54	\$18,286,291.28
---	------------------------	--------------------	------------------------

Section 7. The Finance Director and the Village Manager are hereby authorized to draw warrants on the Village Treasury for payments from any of the foregoing appropriations upon receiving proper certificates and vouchers therefore, approved by an ordinance of Council to make the expenditures; provided that no warrants shall be drawn or paid for salaries or wages except to persons employed by authority of and in accordance with such ordinance.

Section 8. This ordinance is hereby declared to be an emergency measure immediately necessary to preserve the public interest and for the health, safety and welfare of the citizens of the Village, wherefore, this ordinance shall be in effect immediately upon its adoption by Council.

Signed:

Gavin DeVore Leonard, President

Passed:

Attest:

Judy Kintner, Clerk of Council

ROLL CALL:

Gavin DeVore Leonard

Angie Hsu

Carmen Brown

Senay Semere

Stephanie Pearce



The Village of **YELLOW SPRINGS**

MEMORANDUM

TO: Village Council

FROM: Johnnie Burns, Village Manager

DATE: April 29, 2026

RE: Parking Discussion – Background and Recommended Next Steps

This memo is provided in response to Council's goal to revisit previously developed parking concepts and to support the upcoming discussion.

Background

Earlier this year, staff presented a concept plan for Short Street that included permanently closing the street to vehicular traffic in order to create a community gathering space. During the public engagement process, one of the most consistent concerns raised by residents and stakeholders was the potential loss of several downtown parking spaces, as well as the broader perception that parking is already constrained.

As part of that presentation, staff shared parking concept plans that were originally developed in conjunction with the Comprehensive Land Use Plan several years ago.

Following discussion of the Short Street pilot, Council ultimately decided to reopen the street to traffic. Shortly thereafter, Council established a goal to revisit these prior parking concepts and evaluate long-term parking needs and opportunities.

Current Considerations

As part of prior discussions, staff presented four parking concepts: (1) South Walnut Street, (2) Elm and Phillips Streets, (3) Corry Street at Beatty-Hughes Park, and (4) zones along the Corry Street bike path.

Of these options, staff recommend focusing on the areas closest to downtown and most directly located to support downtown revitalization, specifically (1) South Walnut Street and (2) Elm and Phillips Streets.

Elm, Phillips and Walnut streets border Mills Lawn school; at present, the Mills Lawn Elementary School project remains a key variable in determining parking options in this area. The school is currently under construction, and the final student pick-up and drop-off plan has not yet been determined.

A conceptual illustration of parking opportunities in the Mills Lawn area is included as **Exhibit A** for reference.

Because the proposed parking plan is expected to significantly influence traffic patterns and parking demand near downtown, staff do not recommend dedicating significant time or resources to Council consideration of parking solutions until final reconstruction information is available from the school district.

Because no funding was allocated in the 2026 budget for new parking improvements, potential projects would either need to be considered as part of the 2027 budget process or would require a supplemental appropriation.

Recommended Approach

Staff recommends deferring a detailed parking discussion until the Village has received final plans for the Mills Lawn project, particularly the pick-up and drop-off plan. We suggest that this time could be used to gather information from stakeholders regarding current and projected parking needs in the downtown area.

If additional information from the school district becomes available in the coming months, staff could return to Council in August or September, ahead of the 2027 budget cycle, to:

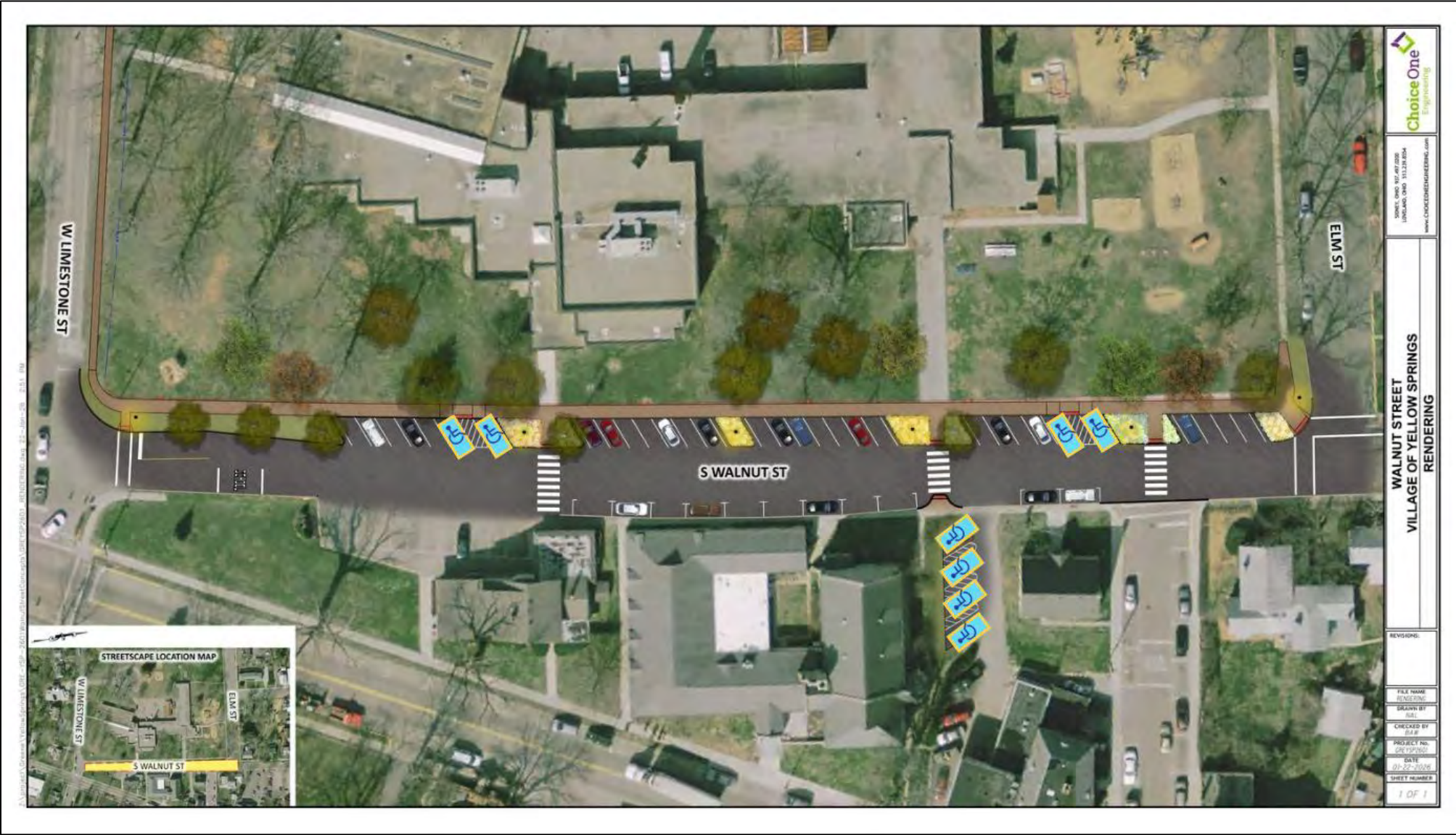
- Revisit the South Walnut Street and Elm and Phillips streets concepts
- Evaluate potential impacts based on the school's finalized circulation plan
- Present preliminary cost considerations
- Determine whether there is Council interest in pursuing parking improvements as part of the 2027 budget

This approach allows Council to make a fully informed decision while aligning decisions with the appropriate budget timeline.

Exhibit A: Mills Lawn Area Parking Concepts (Conceptual – for discussion purposes only)



Exhibit A: Mills Lawn Area Parking Concepts (Conceptual – for discussion purposes only)





Storm Response Update – April 28, 2026

On Tuesday, April 28, 2026, the Village of Yellow Springs experienced a significant storm event that caused widespread damage to our electrical infrastructure. At the peak of the outage, approximately 182 customers were without power, and three utility poles required immediate replacement.

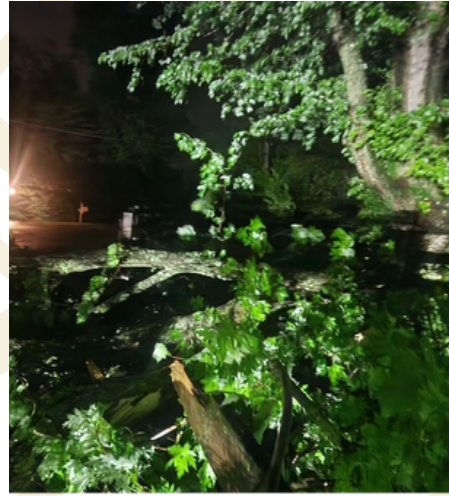
Through mutual aid support and strong coordination across departments, crews were able to efficiently restore power to all affected customers by 6:00 PM the same day. The Street Department played a vital role in clearing downed trees, allowing Electric crews to safely access damaged areas and complete repairs.

While power was restored quickly, crews continued work the following day to complete minor repairs and ensure long-term system reliability. This response highlights the strength of teamwork and the importance of collaboration in serving our community during emergencies. Thank you again to everyone who contributed.

We would like to extend our sincere thanks to everyone involved in storm cleanup and power restoration following the April 28, 2026 event.

We are especially grateful to all of Public Works for their dedication and hard work. A heartfelt thank you also goes to the linemen from AMP and the City of Piqua for providing mutual aid and support when it was needed most.

We also recognize the efforts of the Yellow Springs Police Department, Dispatch team, and Miami Township Fire-Rescue for helping maintain safety and coordination throughout the response.





The Village of **YELLOW SPRINGS**

MEMORANDUM

TO: Village Council

FROM: Johnnie Burns, Village Manager

DATE: April 29, 2026

RE: Economic Development – Role, Activities, and Gaps

At the start of the year, Council adopted a goal under Economic Development to *clarify the role of the Village in economic development, including expectations for intergovernmental communication to support long-term planning*. The stated outcomes include:

- Discussing and documenting the Village's role
- Communicating that role to relevant stakeholders
- Aligning staffing and budget allocations accordingly

This memo is intended to support Council's initial discussion by outlining staff perspective on three core questions:

1. What is the Village's role in economic development?
2. What activities do we currently undertake, or anticipate undertaking, to fulfill that role?
3. What gaps exist in our current approach?

This is intended as a starting point for discussion, not a final framework.

1 & 2. Village Role and Associated Activities

The table below pairs staff understanding of the Village's role and the primary activities associated with that role in support of each function.

Village Role	Description	Associated Activities
Land Use Regulation	Establish and administer zoning, permitting, and development standards	Zoning administration; Planning activities, including development review and permitting; identification of needed zoning code amendments and vetting of recommendations through Planning Commission
Infrastructure Steward	Provide and maintain public infrastructure that supports economic activity	Capital improvements (streets, utilities, public spaces); ongoing maintenance of infrastructure supporting commercial areas and corridors

Village Role	Description	Associated Activities
Convener & Stakeholder Partner	Build relationships and coordinate with key stakeholders and major employers	Direct engagement with major employers; coordination with Chamber, YSDC, and regional partners
Business & Development Support	Assist businesses and developers in navigating Village processes and accessing opportunities	Serve as a point of contact for businesses and developers; market and support the Center for Business & Education (including available land for light manufacturing); attend meetings with area leaders and developers to discuss available sites, zoning options and infrastructure capacity
Community Activity Support	Support events and initiatives that contribute to local economic and community vitality	Police and Public Works support for community events (e.g., Street Fair, Art on the Lawn, Pride) that draw visitors and support local businesses

3. Gaps and Considerations

Gaps / Consideration	Description
Role clarity across organizations	Roles and expectations among Village, Chamber, YSDC and other partners are not always clearly defined or consistently communicated
Dedicated capacity and organizational alignment	The Village has a Planning & Economic Development Coordinator position; however, the position has been realigned to planning and zoning functions, during the search process for a new Planning Director. This has impacted Village capacity for proactive economic development efforts and coordination.
Strategic alignment (internal and external)	Gaps exist in aligning economic development priorities across Village planning efforts, infrastructure investments, and available sites, as well as between the Village and YSDC, which may limit the effectiveness of coordinated economic development efforts
Tools and policies	The Village has established tools, including TIF and CRA programs, but may benefit from evaluating how these tools are used and whether additional or complementary strategies should be considered. Current zoning code is generally responsive to infill development; however, more comprehensive changes would require significant staff time and will impact other priorities

At the meeting, staff will provide a summary of this information, and the Council President will facilitate a discussion to gather initial input and identify next steps. Council members are encouraged to come prepared with questions, additional considerations, or feedback as we continue working toward clarifying the Village's role in economic development.

ORC 1724: Community Improvement Corporations (CIC)

<https://codes.ohio.gov/ohio-revised-code/chapter-1724>

Definition: A Community Improvement Corporation (CIC) is a not-for-profit corporation that is organized for the purposes of advancing, encouraging, and promoting the industrial, economic, commercial, and civic development of a community or area.

ORC Section 1724.02 - Powers of a CIC include:

- Borrow money for any purpose of the CIC, including issuance of bonds
- Provide loans to individuals or businesses
- Buy, lease, and sell real or personal property
- Acquire the business rights, real or personal property, and assets of an individual or business
- Charge fees to political subdivisions for services
- Enter into contracts with federal, state and local governments
- Apply for and administer grants

Designating a CIC

- One or more political subdivisions may designate a CIC as its agent by ordinance or resolution
- A designated CIC becomes the agent of the political subdivision for “industrial, commercial, distribution, and research development”
- At least 40% of the governing board of a designated CIC must be composed of elected officials, including mayors, municipal legislative authorities, or township trustees
- After designation the CIC and political subdivision(s) may enter into an agreement under ORC Section 1724.10. This plan includes the extent to which the CIC shall participate as the agency of the political subdivision

Examples of reasons to enter into an agreement:

- Incur debt, mortgage property and issue obligations for the purpose of obtaining, constructing and improving buildings, properties and sites
- Promote and encourage growth in the political subdivision of industrial, commercial, distribution and research facilities
- CIC to sell/ convey land, buildings, or other assets owned by political subdivisions for development without advertising & bidding
- Sell/ convey land, buildings, or other assets owned by political subdivisions to CIC

CIC Transparency

- Must file annual financial report with Auditor of State
- Subject to state audits
- Subject to Ohio Sunshine Laws & Public Records Law with limited exceptions:
 - Financial and proprietary information, including trade secrets
 - Any other information submitted to the CIC in connection with the relocation, location, expansion improvement or preservation of a business is confidential until the entity commits in writing to proceed
 - Employee related matters (hire, fire, performance review)

Examples of CIC duties that could be formalized in an agreement:

- Serve as municipality's economic development department
- Facilitate tax abatements and other local or state development incentives
- Coordinate with ports, CDCs & chambers
- Works with Jobs Ohio and regional entities
- Retention/expansion
- Local food councils, such as market development for farmers /farmers markets
- Marketing for locally produced items
- Site surveys and selection
- Sale, lease and construction of facilities
- Construction and management of commercial/ industrial parks
- Brownfield development
- Entrepreneur and innovation centers
- Technology and broadband initiatives
- Certify project for IDB (bond) issuance
- Grants/loans to startup business; manage revolving loan funds
- SBA 504 loans
- Facilitate state development assistance
- Promotion and marketing
- Economic development branding
- Targeted development planning
- Networking forums for local business
- Hold economic summits, trade shows, etc.

Yellow Springs Development Corporation (YSDC) Fact Sheet

Mission: Support, incentivize, and attract economic development in Yellow Springs & Miami Township.

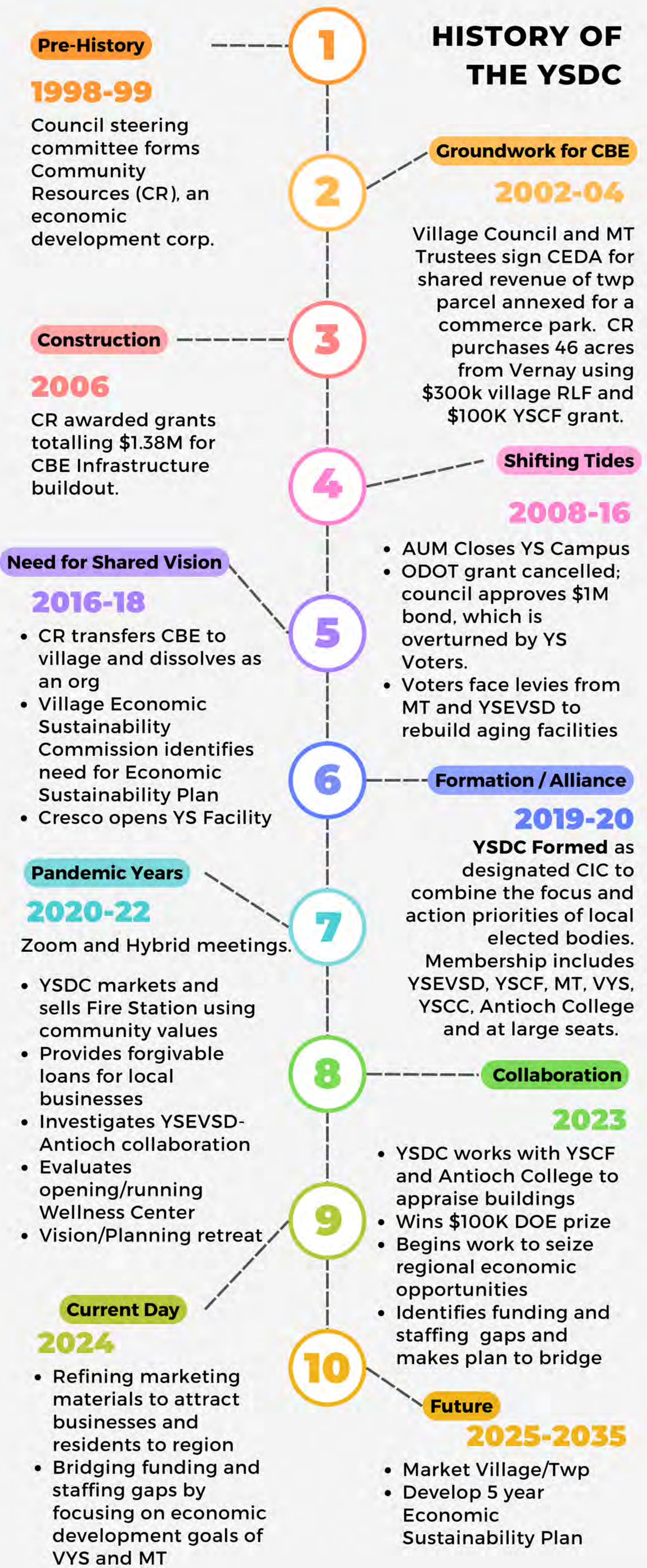
Formed in 2019-2020, composed of 10 voting members, 5 ex-officios, and 2 part-time staff members:

Representing	Voting	Ex-officio	Staff
Antioch College	1	1	
Community at large	2		
Miami Township	2		
Village of Yellow Springs	2	1	0.1
YS Chamber of Commerce	1	1	
YS Community Foundation	1	1	
YS School District	1	1	
YSDC Executive Director			0.5

YSDC Current Projects

- 1. 252-254 Xenia Avenue acquisition**
 - a. Purchased in January 2026
 - b. Completed updates per fire safety requirements
 - c. First floor spaces to be leased by summer 2026
 - d. Long term use and funding planning starts in May 2026
- 2. Solar array installation – micro community solar project**
 - a. DOE funds awarded in 2023
 - b. Intended installation at a multi-family site
 - c. Initial capital commitment started in 2025
- 3. Attract niche supplier networks of Joby Aviation, Honda/LG, Intel, and others**
 - a. Marketing materials developed in 2024-25
 - b. External factors delayed outreach to companies
 - c. Restart outreach in second half of 2026
- 4. Retention of larger living-wage employers**
 - a. Proactive economic development
 - b. Outreach started in 2024-25
 - c. More planning and organizing is needed
- 5. Outreach and growth of smaller and home-based businesses**
 - a. Excellent opportunity for long-term economic growth and retention
 - b. Includes continued vibrancy of central business district
 - c. Planning and organizing is needed
- 6. Demonstrate connectedness:** affordable living, culture, diversity, economic development, housing needs, local goods and services, public school system, tax and utility costs, vibrant downtown

HISTORY OF THE YSDC



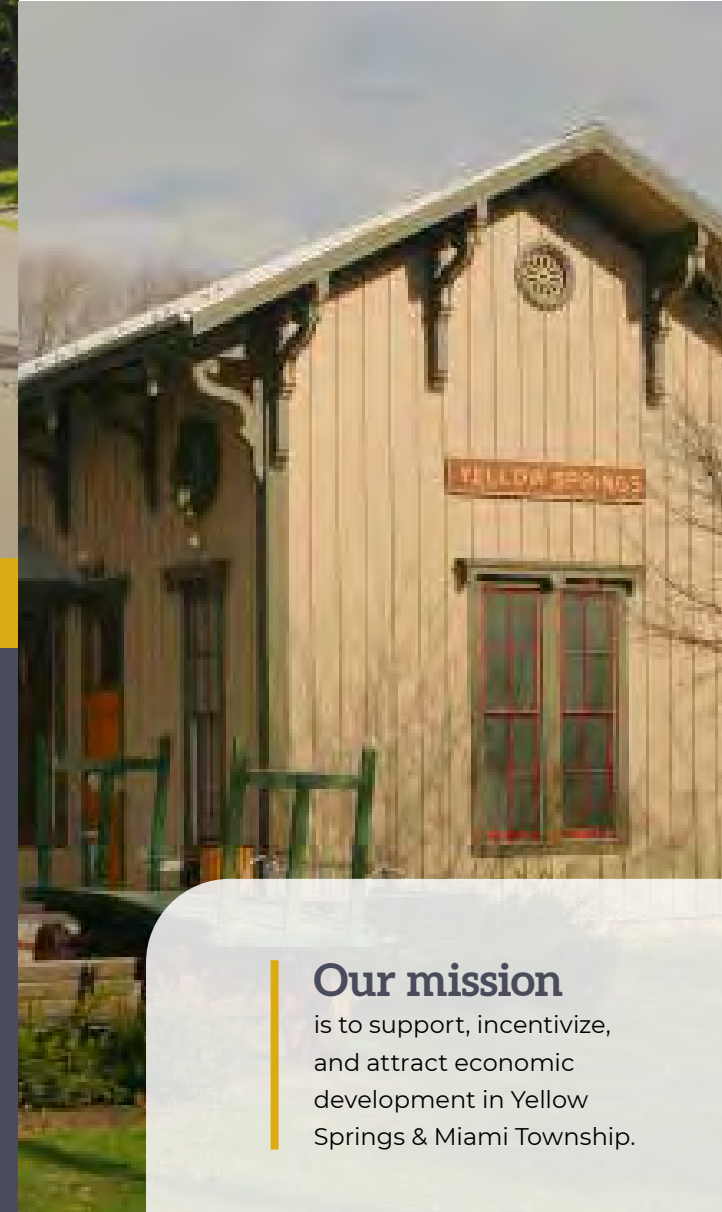
We are Seeking...

(not a comprehensive list)

- Community college extensions
- Green energy and green building organizations
- Light manufacturing
- Minority and women-owned businesses and start-ups
- Production and development organizations for visual, performing, and other creative arts
- Professional organizations, e.g., law, accounting, medical, engineering
- Research and development
- Scalable small enterprises
- Service and supply chain for computer chip manufacturing, lithium batteries, medical
- Value added agriculture supply, e.g. food and beverage manufacturing raw materials
- Workforce development organizations, including trades and renewable energy installers



YS Development Corporation



YS Development Corporation

100 Dayton Street
Yellow Springs, OH 45387
YSDC.org

Our mission

is to support, incentivize, and attract economic development in Yellow Springs & Miami Township.



The following information is provided by the Yellow Springs Development Corporation (YSDC) to help local and regional businesses and regional economic development partners work with us to retain, grow, and attract organizations that fit with the unique characteristics of Yellow Springs and Miami Township.



What Makes Yellow Springs Unique for Business? Why build a business in Yellow Springs?

- 1. Local and accessible government means you can build your vision in tandem with village goals**
 - a. Elected officials and Village manager are available and accessible
 - b. Local utility, planning and zoning departments
 - c. New: Local building permit office
- 2. Local and renewable energy focused utilities creates a resilient location for a changing climate**
 - a. Locally owned and operated water and wastewater treatment plants
 - b. Locally owned and operated solar power and broadband network
 - c. Electricity is 80% renewable energy-sourced
 - d. Under exploration: Natural gas aggregate purchasing
- 3. Fast response from emergency crews**
 - a. Locally operated police, fire and rescue
 - b. Locally operated utility workforce (electric, water, sewer, wastewater, broadband)
- 4. Easy commuting makes employees happier and healthier**
 - a. Bike and pedestrian friendly, walkable community
 - b. Eclectic housing; 90 new units coming soon
 - c. EV charging stations
 - d. Free and abundant parking
 - e. On Route 68 and Little Miami bike trail
 - f. 30 minutes to Dayton, 1 hour to Columbus, 1 hour to Cincinnati, 2 hours to Indianapolis
 - g. Multiple airport options within 60-mile radius for people and cargo
- 5. Community values that match your values**
 - a. Anti-racism, inclusion, equity, and accessibility
 - b. Cultural richness: writer's groups; visual, musical, and performing arts
 - c. Environment, sustainability, and climate action
 - d. Open and welcoming community of opportunity for all persons
 - e. Strong local, public schools with project-based learning approach
 - f. Public pre-K and private K-8 schools
- 6. Unique business environment**
 - a. Strong and diverse local economy
 - b. Small organizations making a big impact
 - c. Many successful and thriving startups
 - d. Human scaled living, working, and playing
- 7. Community focus on health and wellness foster a healthy work-life balance**
 - a. Glen Helen nature preserve
 - b. John Bryan and Clifton Gorge state parks
 - c. Little Miami bike trail
 - d. Wellness Center at Antioch College
- 8. Full service, vibrant downtown with easy access and walkability**
 - a. Restaurants, coffee houses, pubs, breweries
 - b. Grocery, pharmacy, hardware, banks, post office, library
 - c. Gifts, florists, clothing, art, music, entertainment
- 9. Growing sectors in the past 10 years**
 - a. Value added agriculture/ food and beverage commercial supply
 - b. Technology infrastructure and renewable energy
 - c. Office/professional
- e. Home to renowned liberal arts education**
- f. Within an hour of dozens of state and private universities and research institutes**



BUILD A BUSINESS AND LIVE IN YELLOW
SPRINGS



WHY BUILD A BUSINESS OR LIVE IN
YELLOW SPRINGS

- We are a diverse welcoming village of 3500 people.
- Centrally located between Columbus, Dayton and Cincinnati.
- 5-Star public school system.
- 90 new homes to be developed in 2024.
- Community Broadband (Springsnet).
- Local nature preserves with hiking, biking and outdoor activities.
- Wellness Center with complete indoor and outdoor workout facilities.
- Antioch College and Antioch Midwest

Vibrant Downtown





Kevin L Myers

DAYTON OHIO PHOTOS

© 2022

www.DaytonOhioPhotos.com



What We Are Seeking

Semiconductor supply chain Research/development

Aviation supply chain B-corps Start-ups

Automotive supply chain **Professional services**

Renewable energy firms Women owned

Workforce development **Medical device and services**

Value-added agriculture supply Minority owned

Artificial intelligence

The background is a solid green color with several large, overlapping, wavy shapes in various shades of green, creating a layered, organic effect. The shapes are smooth and fluid, resembling liquid or soft fabric. The text is centered horizontally and vertically.

COME AND VISIT YELLOW SPRINGS!

April 29, 2026

Re: Economic Development Scope

Dear Members of the Yellow Springs Village Council:

Thank you for the opportunity to discuss the role of the Yellow Springs Chamber of Commerce, our contributions to economic development, and our commitment to the continued success of this community.

The Chamber exists to strengthen our local economy, support business success and expansion, and elevate Yellow Springs as one of the most distinctive and desirable communities in Ohio. While we are a member-centered 501(c)(6) nonprofit organization, our impact extends far beyond our membership. We serve as a connector, an advocate, and an economic catalyst for the Village and its stakeholders.

Today, the Chamber represents 268 members, including businesses, nonprofits, and community partners. We welcomed 72 new members in 2025 alone, a clear sign of continued confidence in Yellow Springs and its economic future.

Our impact is visible in the events and experiences that bring this community to life and generate measurable economic activity. We produce the Yellow Springs Street Fair, Holiday in the Springs, Small Business Weekend, Cider Days, YS Art Stroll, the Fourth of July Celebration, and more.

Street Fair alone attracts more than 50,000 visitors annually, making it one of the largest economic drivers in Greene County for our business district. Those visitors shop in our stores, dine in our restaurants, discover our local brands, and return throughout the year.

We also play a critical role in business retention and support. Through more than 50 annual engagement opportunities, networking events, collaborations, and direct outreach, we help businesses build relationships, solve challenges, and stay connected to resources they may not be aware of. We hear directly from business owners and can provide real-time insight into workforce needs, operating concerns, and barriers to growth.

The YS Chamber is also one of the strongest local marketing engines. Through eight social media channels, two websites, 2 weekly newsletters, and the global events calendar, we generate more than 5.2 million impressions annually.

This activity promotes Yellow Springs to residents, visitors, and future customers, assisting with customer traffic, economic reach, and sustained visibility.

Yellow Springs already possesses assets many communities spend decades trying to create: identity, authenticity, creativity, culture, and extraordinary visitor loyalty.

Our responsibility now is to convert those strengths into sustained economic opportunity while protecting what makes this place special. That requires collaboration, communication, and continued investment in the systems that support local business success.

The Chamber stands ready to continue partnering with Village leadership, community stakeholders, and our regional partners to help move that work forward, as a critical part of local economic development.

Because a thriving Yellow Springs requires a thriving business community.

Thank you for your time, partnership, and commitment to the future of Yellow Springs.

Sincerely,



Phillip O'Rourke

Executive Director | YS Chamber

Phone: (937) 767-2686

Email: director@yschamber.org

To: Village Council
From: Gavin DeVore Leonard
Re: Strategic Plan
Date: 04/30/26

For the 4/6 meeting, I shared a memo about strategic planning and what next steps were needed to make progress on this Goal (I cannot link directly, but the memo can be found in the 4/6 Council meeting agenda on [Clerkbase here](#)). After our discussion at that meeting, which indicated support for the direction and steps I outlined, this memo is intended to suggest a path forward to identify a firm or consultant/s that we will partner with to lead and implement a process and create resulting documents.

The primary next step would be to distribute a Request for Qualifications (RFQ). My initial research included talking to leaders in Athens and Oberlin and reviewing RFQs and RFPs from those and several other communities locally and beyond ([Middletown's strategic plan RFQ](#) was particularly helpful if you would like to see a similar example). There are pros and cons and different interpretations of Requests for Proposals (RFPs), Requests for Qualifications (RFQs), and Letters of Interest (LOIs). I am suggesting an RFQ because they appear to be most typically used to identify firms with the experience and values alignment to complete desired work, without expecting firms to present a specific plan of action to reach desired outcomes. I think this will provide the best opportunity to learn from potential firms about their relevant experience, values alignment, and interest in working with us. This will create space for a dialogue about how we get from start to finish, rather than expecting a firm plan up front.

After an RFQ, some municipalities begin to discuss specific approaches and scope of work, as well as cost estimates — which are not always included in RFQ submissions, though they can be — with top identified firms. Other municipalities follow an RFQ with an RFP, using the RFQ to narrow the list of applicants so that then the RFP is invite-only for those top identified firms. I think we should leave ourselves the flexibility to decide next steps immediately after review of RFQ applicants. If we find an individual, group of individuals, or a firm that we think could be a great fit and want to move ahead quickly toward a contract, that could make sense. Alternatively, if there are notably different approaches, or we need considerably more clarity on costs, we may want to take the time to gather more information from firms. This is a new process for almost all of us, so I think taking it step by step makes sense for now.

To be clear, my recommendation is for us to put out an RFQ, review applicants, and then decide how to proceed. The draft RFQ directly follows this memo and I am looking forward to your input on this first draft. A few points to highlight for discussion:

- We should have awareness about the scope and intersection between the Comprehensive Land Use Plan, a strategic plan, and a mix of other plans and documents (zoning code, etc.). I have attempted to name this dynamic in the RFQ, but would welcome any input or questions to ensure we're on the same page as much as

possible. There is a fair amount of overlap and differing ideas of what is included in each of these documents across communities.

- I have included initial ideas about timeline, points of contact, a Selection Committee, and more. We will need to set aside time at a future meeting to make decisions about these things, but if there are initial questions or concerns we can discuss them at this meeting. For the immediate next steps of completing and distributing the RFQ, we should set a deadline for input. I can work with staff to move the RFQ to a final version.

I think that is all for now. This process of pulling together an RFQ draft made the process a lot more real for me, and I hope you too will start to wrap your head around the work ahead. I continue to feel strongly about the ultimate benefit of clarifying our vision and having action plans to match, and I hope you're in the same place. I'll look forward to our conversation on Monday.

REQUEST FOR QUALIFICATIONS

Strategic Plan VILLAGE OF YELLOW SPRINGS, OHIO

Purpose

The Village of Yellow Springs invites qualified consulting firms or individuals to submit qualifications for development of Strategic Plan. This Strategic Plan will serve as a roadmap to guide the Village's policies, priorities, and resource allocation over the next 5 years.

The Village completed a Comprehensive Land Use Plan in 2020, expects the completion of a Housing Study in the weeks ahead, has 2-year Goals established by Council, and a variety of other ongoing plans, initiatives, and strategic conversations related to housing, transportation, and more. We would like to take this opportunity to clarify our long-term vision and ensure there are prioritized action plans associated with our existing plans, goals, and documents, in line with community values. We expect the Strategic Plan to act as a focused, forward-looking framework designed to align services, guide investments, and improve coordination across all of our initiatives.

Issue Date	5/19/26
Submissions Due	7/6/26 by 4:00 PM ET
Submission Email	[INSERT EMAIL ADDRESS]
Primary Contacts	Elyse Giardullo, Assistant Village Manager — elyse.giardullo@yellowsprings.gov Gavin DeVore Leonard, Council President — gavin.leonard@yellowsprings.gov

1. INTRODUCTION AND COMMUNITY CONTEXT

The Village of Yellow Springs is a community of approximately 3,700 residents located in Greene County, Ohio, within the Dayton metropolitan area. With a deep history rooted in civil rights, environmentalism, and progressive civic action, Yellow Springs is a community that seeks to act on its values. What that looks like in terms of policies, plans, and outcomes is our ongoing work.

Village Council has determined that this moment calls for a forward-looking, actionable Strategic Plan to guide Village priorities, resource allocation, and policy decisions over the five years. Key drivers include:

- Understanding infrastructure maintenance needs and costs
- Addressing affordability concerns, particularly around housing costs and addressing needs for workforce housing
- Community interest in advancing measurable social equity outcomes, especially related to demographic trends around race and age
- Preserving Yellow Springs' small-town character, including deeply-valued greenspace access, while accommodating responsible growth

Ultimately, we would like to have a clearer picture of where we are trying to go and what steps we should prioritize in the years ahead.

The resulting Strategic Plan will serve as a living guide for Village Council, staff, and community partners, and will complement — not replace — any applicable land use or comprehensive planning documents. If we identify points of tension or the need for more clarity in our existing documents through this process, we will make appropriate updates as needed.

2. EQUITY FRAMEWORK

The Village is committed to a planning process that embeds equity as a foundational design principle, ensuring all residents — regardless of race, ethnicity, income, age, disability, housing status, gender identity, sexual orientation, or national origin — have fair and meaningful access to Village services, decision-making, and community life.

Equity in the Process & Plan

The consulting team must demonstrate the capacity and commitment to:

- Design engagement strategies that proactively reach residents least likely to participate in traditional public meetings, including Black and Brown residents, renters, young adults, and people with disabilities
- Documenting measurable goals related to equity integrated across each priority area
- An implementation framework that assigns clear responsibility for advancing equity goals

Yellow Springs looks to peer Ohio communities — including Oberlin's nationally recognized Social Equity Plan, recipient of the American Planning Association Ohio Chapter's 2025 Norman Krumholz Equity Award — as models for moving from aspiration to measurable action.

3. SCOPE OF WORK & TIMELINE

The Village seeks a consulting firm or team to lead a community-wide strategic planning process and produce a final Strategic Plan. We expect the Scope of Work will include:

- Reviewing relevant existing plans and documents and identifying any clarifications or updates needed
- Engaging stakeholders — process for incorporating input from Council, staff, community members and institutions
- Documenting a long-term vision for our community (20+ years)
- Creating actionable, prioritized plans for the Village for the next 5 years

The role of the consultant will be to work with the Village staff and Council to plan, organize, and develop a strategic planning process that culminates with a completed Strategic Plan. While we are open to discussing the timeline, we imagine a process that will take approximately 1 year and will end with the adoption of the Strategic Plan by Village Council. After the RFQ submission deadline, we anticipate a Selection Committee made up of Council members, Village staff and — at Council's discretion — community representatives will review submitted materials. The Selection Committee will make a recommendation to Council on next steps, including choosing to 1) undertake a more formal RFP process for top applicants to gain more insight into possible approaches or 2) select a firm, work out contract details, and begin work together. We expect to follow up with all applicants within two weeks of the submission deadline.

A Strategic Plan Steering Committee, including a Council liaison and a staff liaison, will be the primary point of engagement for project leads for a chosen firm.

The Village Council has expressed a strong commitment to a strategic planning process in its goals and recognizes the need to invest in expertise to help us. The Council has previously allocated \$75,000 for strategic planning, but expects to work together with a chosen firm to create a clear scope of work and agree upon a total cost based on that scope.

4. SUBMITTAL REQUIREMENTS

Statements of Qualifications must be submitted electronically in PDF format to elyse.giardullo@yellowsprings.gov by 7/6/26 at 4:00 PM Eastern Time.

The RFQ must include the following, in order:

1. Cover Letter — Firm name, primary contact with phone number and email address, and a brief statement of interest describing your proposal.

2. Understanding of the Project — Demonstrate understanding of Yellow Springs, its community context, and the goals of this engagement, including the role of equity.
3. Firm Overview — Brief description of the firm(s) and any subconsultants, organizational structure, and relevant areas of expertise or similar projects or background. Links to project examples are encouraged.
4. Project Team — Key team members, roles, credentials, and an organizational chart identifying the project manager who will serve as primary point of contact.
5. Preliminary Project Timeline & Budget — describe your initial thinking about the timeframe and cost required to complete all work described in this RFQ. We do not expect a full RFP-style proposal, but would like to get your initial impressions of our scope and how much time and money it may take to complete based on your experience.
6. References — provide at least 3 client references that may be contacted to verify the respondent's work history and qualifications. Please provide names, telephone numbers, and email addresses for each reference.

5. QUALIFICATION PROCESS

The Selection Committee will evaluate respondents based on all provided information, including demonstrated qualifications and relevant experience, project team, and more. We will be looking for a firm or individuals who have values alignment and who we believe can work well with our team and key stakeholders.

Finalists may be invited to participate in an interview with the Selection Committee. The Village reserves the right to interview any or all respondents.

The Village of Yellow Springs reserves the right to reject any and all proposals, to waive technicalities, informalities, or irregularities, to request clarification, and to accept any proposal deemed to be in the best interest of the Village. In addition, the Village reserves the right to request additional information from respondents, to make any changes necessary to ensure consistency with local, state, and federal procurement procedures, and to negotiate fees or scope with the selected firm before recommending execution of a contract.

6. GENERAL TERMS

- All questions should be submitted via email to the primary contacts listed on Page 1.
- The Village is not responsible for any costs incurred by respondents in preparing their RFQ. All submitted materials become the property of the Village.
- Respondents must disclose any actual or potential conflicts of interest with the Village, its elected officials, or its staff.
- The Village of Yellow Springs is an Equal Opportunity entity and encourages submissions from firms owned by women, people of color, and other historically underrepresented groups.

Thank you for your interest in serving and supporting the Yellow Springs community! We look forward to reviewing your qualifications.

MEMORANDUM

To: Yellow Springs Village Council, Staff, & Community Members

From: Council Member Stephanie L. Pearce

Date: 04/29/2026

Re: Proposal to Establish a Moratorium on Data Center Development in Yellow Springs

I am submitting this memo to propose a twelve-month moratorium on the issuance of zoning permits and other approvals for new data center uses within the Village of Yellow Springs. Large-scale data center development does not align with the scale, needs, or values of our community.

As communities across Ohio and the country see increased interest in large-scale data centers, Yellow Springs should act proactively rather than reactively. Data centers are a unique - therefore largely unregulated - and increasingly common land use that can place significant demands on local infrastructure, including the electric grid, water systems, utility capacity, land use planning, and public services. They also raise concerns related to noise, aesthetics, security, safety, environmental impact, and compatibility with surrounding properties.

Yellow Springs is a small village with limited land and infrastructure capacity, and a strong community interest in environmental stewardship, sustainable development, local character, and responsible growth. While economic development is important, not every type of development is appropriate for every community.

Large-scale data centers often require substantial electricity and water to power servers and cooling systems, which can increase pressure on the local power grid, contribute to greenhouse gas emissions depending on the energy source, and strain local water resources during drought or periods of high demand. These facilities may also cause land disturbance, stormwater runoff, tree loss, habitat disruption, increased impervious surface, noise, air quality concerns, and visual impacts from backup generators, cooling equipment, and other mechanical systems.

These questions are especially important in Yellow Springs because of our proximity to Glen Helen, the Little Miami watershed, agricultural land, wooded areas, and other natural spaces that contribute to the Village's environmental health, geographic identity, local economy, and quality of life. For a small community like ours, these impacts should be studied before this type of land use is permitted.

The ordinance specifically distinguishes between a "Data Center" and an "Auxiliary Data Center" so the moratorium does not unintentionally restrict normal technology operations for local organizations, offices, schools, public facilities, or businesses. Smaller internal technology systems that are incidental to an otherwise permitted primary use would still be allowed.

The goal is not to oppose technology or business development. It is to make a thoughtful distinction between development that strengthens our village and development that could place disproportionate demands on our land, utilities, environment, and public resources. This moratorium is a proactive planning tool that allows Council, staff, the Planning Commission, and

the public to better understand and set appropriate regulations regarding this use before the Village is faced with a specific proposal. It gives the Village time to gather information and determine whether data center uses are compatible with our zoning code, infrastructure, environmental goals, and community priorities. This aligns with values of sustainability, responsible development, protection of local character, and careful stewardship of public resources.

The direct cost of implementing this moratorium is expected to be limited, primarily involving staff time, legal review, and planning analysis during the twelve-month review period. This measured investment is reasonable when weighed against the potential long-term infrastructure, environmental, and public resource costs of permitting large-scale data center development without fully understanding its impacts.

For these reasons, I recommend that Council consider adoption of the proposed twelve-month moratorium so the Village can conduct a full review and determine whether future zoning text amendments are necessary to protect the public health, safety, and general welfare of Yellow Springs. I further recommend that this legislation be passed as an emergency ordinance so it may take effect immediately and prevent any new data center applications, permits, or approvals before the Village has completed its review.

Information on Potential Environmental Impact of Mega-Data Centers

5-1-2026

Carmen Brown, Council Member

Data centers are large facilities that store and process digital information. They support the stuff we use every day; think cloud storage, streaming, and A.I. Data centers look innocuous, but in fact they are not and some have more of a detrimental impact on the environment than others.

The largest impact by far is energy consumption. A Hyperscale center can require around 100 megawatts (MW) of electricity around the clock-- about the same amount of power used by 75,000 to 100,000 homes. This usage is not measured by days, weeks, or years, but a constant represents a continual draw on the grid. There is a good deal of that electricity that does not come from renewable sources: greenhouse gas emissions are increased by use of diesel generators for auxiliary power.

One example of these impacts is xAI's new Colossus project located in Memphis, Tennessee where more than thirty natural gas turbines intended for daily use are being installed to offset drawing off the grid. Large data centers, like the factories and industrial uses before them, tend to center in primarily poor black and brown neighborhoods. The inevitable pollution from these generators will impact the health of nearby residents already plagued with high incidences of respiratory issues as a result of industrial pollution.

Water use is another major factor in play. Many data centers rely on water-based cooling systems to keep equipment from overheating. Depending on the size and design, a single facility can use hundreds of thousands to millions of gallons of water per day. In areas where water resources are already limited or under pressure, this level of demand has raised concerns about long-term sustainability and so-called competing uses, like water to sustain human life.

There are also land and infrastructure considerations. Data centers are typically built on large sites and can require new substations, transmission lines, and road access. While jobs created by construction activity can be significant, long-term employment is low compared to other types of development with a similar footprint.

Because of these impacts, data center growth has drawn attention from environmental organizations and community groups, including the Ohio Environmental Council and local coalitions in parts of Central Ohio where development has increased rapidly. These groups have called for clearer standards and stronger oversight, especially related to energy sourcing, water use, and long-term planning.

The question is not necessarily whether data centers should be built, but how they are planned and managed. Primary considerations include whether facilities are required to use renewable energy, how water use is monitored and limited, and whether the public benefits are proportional to the environmental and infrastructure demands.

As more of these projects are proposed, municipalities are being asked to weigh economic development opportunities against long-term environmental and system impacts. A clear understanding of these trade-offs can help ensure that future decisions align with community priorities and available resources.

Below are several links providing more in-depth information:

<https://ohiocapitaljournal.com/2026/04/30/ohio-data-center-ban-proposal-advocates-are-trying-to-get-413000-signatures-by-july-1/>

<https://www.wri.org/insights/us-data-center-growth-impacts>

VILLAGE OF YELLOW SPRINGS, OHIO

ORDINANCE 2026-XX

**ESTABLISHING A MORATORIUM
ON THE ISSUANCE OF ZONING PERMITS AND APPROVALS
FOR NEW DATA CENTER USES IN VILLAGE OF YELLOW SPRINGS**

WHEREAS, Village of Yellow Springs (“Village”) has adopted a zoning code to promote and protect the public health, safety and general welfare by, in part, regulating the use of land areas and the construction, restoration and/or alteration of buildings and uses; and

WHEREAS, the Village has the authority to impose reasonable zoning regulations for the purpose of promoting the public health, safety, and morals within the Village; and

WHEREAS, for the purposes of this Resolution, “Data Center” shall be understood to refer to a facility or portion of a facility housing networked computer systems and telecommunications equipment used for remote storage, processing, and distribution of data; and

WHEREAS, for the purposes of this Resolution, “Auxiliary Data Center” shall be understood to refer to a Data Center which is ancillary to another primary use of the subject property and satisfies all of the following conditions: (i) is not housed in a standalone structure separate from a permitted primary structure on the property, (ii) occupies no more than ten percent (10%) of the primary structure’s footprint, (iii) is used to serve the enterprise functions of an occupant of the property, and (iv) is not used to lease data storage and processing services to non-occupants of the property; and

WHEREAS, Data Centers raise unique concerns for surrounding properties and the overall community related to the reliability of the local power grid, rising electricity prices, availability of water and other utilities necessary for Data Center operation, as well as noise, aesthetics, and security and safety concerns; and

WHEREAS, the Village of Yellow Springs finds it necessary to enact a twelve (12) month moratorium on the issuance of zoning permits and other approvals for Data Centers to allow the Village time to research and evaluate the impacts of Data Centers on the community, and the potential need for text amendments to the Village of Yellow Springs Zoning Code to address Data Centers in the interests of the public health, safety, and general welfare,

NOW THEREFORE, BE IT ORDAINED by the Village of Yellow Springs, Greene County, Ohio:

SECTION 1. The issuance of any and all zoning permits and other approvals allowing the development, construction, or operation of any new Data Centers is hereby suspended for a period of twelve (12) months from the effective date of this Ordinance, which suspension shall expire on _____, 2027 (the “Moratorium”).

SECTION 2. To the extent there are any existing Data Centers in the Village of Yellow Springs as of the effective date of this Ordinance, the issuance of any and all zoning permits and other approvals allowing the expansion or enlargement of such existing facilities is hereby suspended for the period of the Moratorium.

SECTION 3. The Moratorium shall not apply to Auxiliary Data Centers and applications or zoning permits related to the development, construction, or operation of a Data Center where such applications or permits were submitted or issued prior to the effective date of this Ordinance.

SECTION 4. During the Moratorium, the Village Manager, Planning and Zoning Department, Village Solicitor, and other appropriate Village staff are hereby directed to investigate and review the potential impacts of Data Centers on the Village of Yellow Springs community.

Gavin Devore Leonard, President of Council

Passed:

Attest: _____
Judy Kintner, Clerk of Council

ROLL CALL:

Gavin DeVore Leonard____ Angie Hsu____ Carmen Brown____
Senay Semere____ Stephanie Pearce____

From: Kathy Adams; 4/30/26

Dear Village Council Members,

I am writing to you today to express my strong support for the Village of Yellow Springs maintaining direct ownership and management of the 16 units at 10-12 Lawson Place.

As our community continues to face immense housing pressure, the Village's 2022 purchase of these units stands as a landmark achievement in proactive policy. While I understand the administrative challenges that come with property management, I am deeply concerned by recent discussions regarding the Village potentially "exiting" its ownership role.

I urge Council to maintain the current status of the Housing Fund and Lawson Place for the following reasons:

- * Permanent Affordability: Municipal ownership is the only absolute guarantee that these units will never flip to market-rate. While partnerships with non-profits are valuable, direct ownership gives the Village total control over rent caps and the "lottery" system that ensures residents aren't displaced.
- * A Self-Sustaining Asset: With rents currently set near \$743, the Housing Fund has shown it can be a self-sustaining enterprise. The Village is not "losing" money on Lawson Place; it is building equity in an asset that serves the public good.
- * Direct Accountability: When the Village is the landlord, the tenants—and the community—have a direct line of accountability through the Village Manager and Council. This transparency is lost when management is outsourced to third-party firms or larger regional authorities.
- * The "Social Safety Net" Role: As seen with the recent completion of The Cascades, private-public partnerships are part of the solution, but they cannot replace the Village's role as a direct provider of low-barrier, affordable housing.

Yellow Springs has a long history of being a leader in social equity. Keeping Lawson Place under the Village umbrella is not just a real estate decision; it is a statement of our values. I ask that you reaffirm your commitment to Resolution 2026-21 by explicitly keeping "Direct Municipal Ownership" as a pillar of our housing strategy.

Thank you for your time and for your service to the Village.

Information on Sale of Renewable Energy Credits (RECs)

5-1-2026

Carmen Brown, Council Member

Renewable Energy Credits, or RECs, are pretty much receipts. Each REC represents one megawatt hour of electricity that was generated from a renewable source like solar or wind. The electricity itself goes into the grid and mixes with everything else, so it can't be tracked. A REC is what proves that clean energy was created, whoever owns that REC is the one who gets to say they are using renewable energy.

For the Village, RECs are tied to the regional power system we are part of. Our electricity is supplied through American Municipal Power (AMP) and delivered across the PJM regional grid. The RECs connected to that power typically come from large scale wind and solar projects or hydroelectric dams located across Ohio and nearby states.

These credits are tracked through a regional system, and it is the REC, not the physical electricity, that determines who gets to claim the renewable energy.

If the Village produces its own renewable energy, such as solar, the same rule applies. If we sell the REC, we are also selling the right to claim credit for that renewable energy. So even if the power is generated here, if we sell the REC, another entity has purchased the ability to claim credit for it.

Those buyers are usually utility companies, big corporations, or institutions like universities and hospitals. Utilities often buy RECs to meet legal requirements. Companies and institutions buy them to meet climate goals or to say they are powered by clean energy.

Municipalities sell RECs for revenue; the money can help pay for projects or support the budget. But there is a trade-off-when RECs are sold; the environmental benefit goes with them. That means we can't claim that energy as part of our own sustainability efforts.

This is where the moral quandary comes in. Selling RECs is a practical way to bring in needed funding for the village, but it can feel inconsistent to monetize the green energy we support.

Finally, it's important to keep in mind that our choice to use landfill, wind, hydro and solar makes a big difference. We are actively using energy sources that help mitigate greenhouse emissions regardless of who buys the digital certificate. As with **everything** in local government, there is no such thing as the unicorn of a single right answer--but if we make these decisions together, clearly and purposefully, our community will be better for it.



FOR IMMEDIATE RELEASE

Yellow Springs Street Fair Returns June 13, 2026 in Downtown Yellow Springs

Yellow Springs, Ohio (April 20, 2026) — The Yellow Springs Street Fair will return Saturday, June 13, 2026, bringing thousands of visitors to downtown Yellow Springs for one of the region's largest annual community events.

The festival, presented by the Yellow Springs Chamber of Commerce, is expected to draw more than 25,000 attendees and will feature over 75 local shops and 200 vendors offering retail goods, handmade artisan products, food, services, and other offerings throughout the village.

New for 2026, Acoustic Sessions on Short Street will feature local and regional unplugged performers as part of an expanded live music program integrated throughout the downtown corridor. A new Yellow Springs Street Fair Guide will also launch, highlighting local shops, dining, and visitor experiences in the village.

Event hours are scheduled as follows: vendors from 9 a.m. to 5 p.m., Acoustic Sessions on Short Street from 9 a.m. to 4:30 p.m., and Backyard Beats + Brews Fest & More featuring Yellow Springs Brewery from noon to 7 p.m.

At noon, a community celebration will be held featuring a presentation from Ohio Magazine and Great Lakes Publishing recognizing Yellow Springs as Best Hometown 2025–2026.

The event will also include an expanded Kids Zone with additional family-focused activities near Mills Lawn Elementary School. In the Backyard area, located on the lawn of the John Bryan Community Center, beverage options will be expanded to include additional nonalcoholic offerings.

“Street Fair is the largest open house that Yellow Springs offers and one of the largest economic drivers for our small businesses,” said Phillip O’Rourke, YS Chamber executive director. “For those who attend, it is our community’s welcoming culture of kindness that demonstrates why Yellow Springs has been affectionately dubbed everyone’s favorite place.”

Shuttle parking will return for the 2026 event, with a primary parking location at Young’s Jersey Dairy. Due to road closures and designated private parking areas, attendees are encouraged to review transportation and logistics information in advance.

Updated parking details, shuttle routes, and event information are available at ysstreetfair.com.

Phillip O’Rourke
Yellow Springs Chamber of Commerce
press@yschamber.org



**JUNE 13TH
9AM-5PM**

CULTURE, ART & COMMUNITY!



**65+ SHOPS & EATERIES
250+ VISITING VENDORS**

THE BACKYARD
BEATS, BREWS FEST & MORE!
12PM-7PM JOHN BRYAN LAWN



FREE SHUTTLE SERVICE • 9AM-7PM



ysstreetfair.com | streetfair@yschamber.org

