

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

**In Council
Chambers @5:00
P.M.**

**Monday, June 1,
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.

REGULAR SESSION (6:00)

ANNOUNCEMENTS

CONSENT AGENDA

1. [Minutes of May 18, 2026 Regular Meeting](#)
2. [Minutes of May 18, 2026 Work Session](#)

REVIEW OF AGENDA

I. PETITIONS/COMMUNICATIONS (6:10)

The Clerk will receive and file:

[Stephanie Pearce re: Draft letter of Request for Traffic Review/ East Enon Road](#)
[Michelle Robinson re: Draft Budget Calendar](#)

II. CITIZEN CONCERNS (6:15)

III. PUBLIC HEARINGS/LEGISLATION (6:30)

[Emergency Reading of Ordinance 2026-09](#) Approving an Additional Second Quarter Supplemental Appropriation and Declaring an Emergency
[First Reading of Ordinance 2026-10](#) Prohibiting the Driving or Digging of Wells or Boreholes for the Provision of Water or for Geothermal Use in the Village of Yellow Springs

[Emergency Reading of Ordinance 2026-11](#) Establishing a Village-Wide Moratorium on the Issuance of All Use, Zoning, Building Permits and Certificates of Occupancy for New Smoke Shop Businesses for a Period of 180 Days and Declaring an Emergency

[Reading of Resolution 2026-23](#) Resolving Payroll Review Matters

IV. SPECIAL REPORTS

V. MANAGER'S REPORT (7:00)

[Goal Progress Update](#)

VI. OLD BUSINESS (7:05)

[Final Village Goals Review](#) (Giardullo: 5 min.)

[Draft Housing Retreat Agenda](#) (Hsu: 5 min.)

VII. NEW BUSINESS (7:15)

[Consideration of Feeding Deer Inside Village Limits](#) (Brown: 5 min.)

X. FUTURE AGENDA ITEMS* (7:20)

June 15: CANCELLED

July 6: Executive Session: Clerk/VM Eval

Resolution Declaring Walnut Trees Located in Rights of Way a Potential Public Harm

Resolution Establishing Utility Policy for Village-Owned Rental Properties

Consideration of Updates to Village Mediation Program Coordinator Job Description

July 20:

*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, July 6, 2026**.

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

In Council Chambers @ 5 P.M.

Monday, May 18, 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 DeVore Leonard, Vice President Angie Hsu and Council members Carmen Brown, Senay Semere and Stephanie Pearce. AVM/Project Lead Elyse Giardullo, Solicitor Amy Blankenship (via ZOOM) and Village Manager Johnnie Burns were also present.

SWEARINGS IN

DeVore Leonard swore in Katia Svensson; Jon Search, Alan Raney and Brian Mayer to Environmental Commission.

ANNOUNCEMENTS

CONSENT AGENDA

1. Minutes of May 4, 2026 Regular Meeting
2. Credit Card Report for April, 2026

Semere 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:

Mitzie Miller re: Downtown Parking (2)
Mitzie Miller re: Downtown Handicap Parking Availability (2)
Phillip O'Rourke re: Invitation/Best Hometowns
Mayor's Clerk re: Mayor's Monthly Report (2)

Hsu reviewed communications.

CITIZEN CONCERNS

Stephen Green requested that Council make a determination as to whether or not the walnut trees located on the Glass Farm pose a "harm" and could be removed. He commented that these are volunteer trees and produce a substance that kills many plants, creating a detriment to his "entire backyard". He pointed out a phrase in the agreement between the Village and Tecumseh Land Trust allowing removal of trees that "cause harm". He noted that there is no way to cure the soil once infiltrated.

Jacintha Williams requested a senior shuttle service.

Mitzie Miller commented on returning cost for sidewalks to property owners.

PUBLIC HEARINGS/LEGISLATION

Brown MOVED and Pearce SECONDED a MOTION TO READ EMERGENCY LEGISLATION BY TITLE ONLY. The MOTION PASSED 5-0 ON A VOICE VOTE.

Emergency Reading of Ordinance 2026-08 Establishing a Moratorium on the Issuance of Zoning Permits and Approvals for New Data Center Uses in the Village of Yellow Springs and Declaring an Emergency. Hsu MOVED and Semere SECONDED a MOTION TO APPROVE.

Burns noted that he had wanted the number of megawatts low enough for the Village to manage, but high enough to accommodate a small data center such as MVECA. The peak load limitation of 2 megawatts or less, Burns said, addresses any concerns he had previously expressed.

DeVore Leonard OPENED THE PUBLIC HEARING. There being no comment, DeVore Leonard CLOSED THE PUBLIC HEARING and CALLED THE VOTE. The MOTION PASSED 5-0 ON A ROLL CALL VOTE.

Reading of Resolution 2026-21 Authorizing the Village of Yellow Springs to Apply for an ODNR Nature Works Grant for Improvements to Gaunt Park Softball Field. Hsu MOVED and Brown SECONDED a MOTION TO APPROVE.

Giardullo presented information regarding the grant application, highlighting chronic field drainage issues due to improper engineering. She noted that improvements to the field are long overdue, and will support female athletes, since the field serves, among other entities, women's league softball and the High School women's softball team.

Giardullo noted that the grant covers 75% of the cost, and that the application is due in by July 1, with grant awards available July 2027.

Burns suggested increasing the request to the maximum of \$50,000.00 and including accessibility features. The "Paths to Mobility" aspect of the grant, he said, could improve access to drinking fountains, to the field and bleachers, etc. This would increase the match to \$12,500.00, he noted.

Brown added that inclusion of mobility features improves scoring for the grant in that it can add up to 25 points.

DeVore Leonard MOVED TO AMEND TO RESOLUTION TO APPROVE APPLICATION IN THE AMOUNT OF \$50,000.00, ACKNOWLEDGING A REQUIRED MATCH OF \$12,500.00. Brown SECONDED, and the MOTION PASSED 5-0 ON A VOICE VOTE.

DeVore Leonard CALLED THE VOTE ON THE AMENDED RESOLUTION, and the MOTION PASSED 5-0 ON A VOICE VOTE.

Reading of Resolution 2026-22 Authorizing a Grant to Home, Inc. for Home Repair Program as Appropriated in 2026 Village Budget. Hsu MOVED and Brown SECONDED a MOTION TO APPROVE.

Blankenship explained that while Council had appropriated \$20,000.00 in their 2026 budget for this program, they had provided no details. The resolution makes clear, Blankenship said, that Home, Inc. can be reimbursed for grants they have made to homes and homeowners located in the Village of Yellow Springs.

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

SPECIAL REPORTS

There were no Special Reports.

MANAGER'S REPORT

Burns highlighted an award to the Electric Department from the Ohio Senate for reliability and safety.

He noted that the public pool is filled and ready for opening day on Saturday.

Planning and Zoning Director Nia Holt will start in the position on May 26th.

Kevin Martin has received the position of Water and Wastewater Supervisor.

OLD BUSINESS

Prioritization of Village Goals. Giardullo presented a summary of Council members' responses to Village priorities.

DeVore Leonard broke the priorities into categories as follows:

High

- housing strategy
- housing on village property
- strategic plan
- aligned capacity

High-Medium

- balanced budget
- understanding budget
- rental housing

Medium-High

- environmental sustainability in housing
- updating zoning

Medium

- economic development role
- reduce vacancies

Medium-Low

- pop-ups, etc.
- CRA/TIF

Low

- communication plan
- sidewalks
- parking

Done/Clear

- PPM
- website

DeVore Leonard noted that goals could be shared as priorities or as focus areas.

Brown asked whether several of the goals be consolidated, and offered to do this.

Semere commented that the goals priority needs to be run through the filter of a strategic plan.

Hsu stated that she would like staff feedback regarding priority order, noting that alignment of priorities with staff capacity is critical.

Council will re-prioritize goals for creation of a finalized document for the June 1 packet.

Residential Sidewalk Discussion. Burns introduced the topic, stating that the allotted \$50,000/year for sidewalks will not make any significant impact on village sidewalks. Street trees are heaving sidewalks, he said, and the grinding done several years ago needs to be done again and in more areas of town.

Burns opined that the Village either needs a much larger allocation for sidewalk maintenance or that maintenance of sidewalks should be returned to property owners. He added that there are several options for payment if responsibility is returned to property owners, including assessment every five years with the option for shared contracting at a reduced cost and for assessment to property taxes.

DeVore Leonard asked whether lowering of expectations could constitute a third option, in the sense that villagers have become accustomed to relatively under-maintained sidewalks.

Burns responded that he had found only one other municipal entity that has responsibility for property owners' sidewalks, indicating that the Village's model is unusual.

Hsu asked for property owner options if they are unable to pay. She commented that several of the assessment options seem to add a high level of work to staff and seem open to disagreement. She asked what the cost to the Village would be to be able to maintain sidewalks at a higher/more responsive level, commenting that having that number might aid in making a decision.

Pearce commented that shifting responsibility to property owners seems like a shift to increased staff time, given noticing, inspection and follow up activities. She brought up the issue of affordability as a factor in her eventual decision and asked whether alternative sources of funding might be accessed.

Brown expressed concern regarding affordability and suggested a hybrid model to assist people who could not afford the repairs.

DeVore Leonard identified the question as to whether property owners who do not own sidewalks pay for sidewalks they do not own. He identified the need to pin down the amount of money needed to effectively address sidewalk repair.

Burns pointed out that every time a sidewalk is added, the cost for sidewalk maintenance increases.

Burns suggested waiting until Council is discussing the Capital Improvement Plan to make a final decision.

Council expressed general agreement with this approach.

Municipal Land Trust Information. Brown shared information regarding MLT's, referencing the memo she had provided. Responding to a question from DeVore Leonard, Brown stated that her intention was to put the idea on the radar as Council gets closer to developing affordable housing on Village-owned land.

DeVore Leonard asked what Brown would like to see with regard to MLTs going forward.

Brown responded that an MLT is another tool available for affordable housing, to be discussed further when specific development is discussed.

Discussion of Fewer Meetings During June/July/August. DeVore Leonard noted that at this point, the only possible meeting that could be cancelled is the second meeting in June. Hsu MOVED and Brown SECONDED a MOTION TO CANCEL THE JUNE 15th COUNCIL MEETING.

NEW BUSINESS

Consideration of Updates to Village Mediation Program Coordinator Job Description. Brown stated that she would like to have herself and another Council member meet with the current VMP Coordinator and two members of the Steering Committee and the Village Manager to discuss the matter.

Brown stated that the letter Council members received from a member of the Steering Committee contained some inaccuracies. She pointed out that while the VMP program is indeed not a Council commission, it is paid for with public funds, and is associated with Council.

Pearce offered to join Brown for meeting purposes.

DeVore Leonard asked for clear information regarding the structure of the program and where there may be any area of disagreement.

Burns expressed that he would prefer not to be in the position of supervising the program.

Giardullo expressed the need for some separation between the VM and the VMP, since this is a program frequently used by YSPD.

DeVore Leonard asked that more information regarding the program be provided once the topic is ready to return to Council table.

BOARD AND COMMISSION REPORTS

DeVore Leonard presented some feedback regarding Planning Commission's 2026 goals. He noted that all members seemed interested in doing something proactive with Kieth's Alley.

Council members had some questions, but expressed general agreement with the idea.

Hsu noted that Kieth's Alley is not on the goals list, but that she is willing to listen more information to determine whether it should be added.

Semere reported that the TRAC Application project through MVRPC has been put on hold due to funding issues, with no firm date of return.

FUTURE AGENDA ITEMS

June 1: Executive Session re: Clerk and VM Pre-Evaluation Check-In
Village Goals
Ordinance Approving a Second Second Quarter Supplemental Appropriation
Ordinance Regulating Wells in Village of Yellow Springs
Ordinance Establishing a Moratorium on Smoke Shops in Village of Yellow Springs
Resolution Establishing Utility Policy for Village-Owned Rental Properties
"Feeding Wild Animals in the Village" Discussion
June 15: MAY BE CANCELLED
July 6: Transportation Summary
July 20:

ADJOURNMENT

At 7:50pm Semere MOVED and Brown SECONDED a MOTION TO ADJOURN. The MOTION PASSED 5-0 ON A VOICE VOTE.

Signed: _____
Gavin DeVore Leonard, Council President

Attest: _____
Judy Kintner, Council Clerk

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

Council Chambers 5pm.

Monday, May 18, 2026

CALL TO ORDER

President of Council Gavin DeVore Leonard called the meeting to order at 5:00 pm.

ROLL CALL

Present were Council President DeVore Leonard, Vice President Angie Hsu and Council members Senay Semere and Stephanie Pearce. AVM/Project Lead Elyse Giardullo and Village Manager Johnnie Burns were also present. Brown joined the meeting at 5:20.

WORK SESSION

Information Session with Craig Kleinhenz of AMP re: Power Contracts and PJM Capacity Charges.

Kleinhenz presented a powerpoint related to power purchase specific to Village needs, touching on the following areas.

Peak demand; Three types of charges (energy; transmission; installed capacity); current energy resources (landfill gas; river hydro; 2 federal hydro projects; Blue Creek Wind) all are considered base load resources.

YS Solar—located behind the meter (lower capacity and transmission charges).

The remainder is purchased off the market.

Kleinhenz noted that hydro is expensive up front, but that after a period of time cost drops significantly.

Transmission and Installed Capacity. Paid to AES or Dayton Power. YS transmission charges are based on Dayton zone peak energy use hour.

DeVore Leonard commented that more education to the public could take place regarding the impact and meaning of peak shaving.

Kleinhenz responded to a comment from DeVore Leonard, stating that solar can have a significant impact on transmission costs.

Distribution charges: YS has to pay for use of DPL facilities to deliver power.

Capacity charges: PJM (PA, NJ, MI). Job is to pay generators to be available for emergency generation. Data centers have pushed up load/increased capacity need.

PJM sets capacity billing off five highest use hours from previous summer for all PJM members.

Kleinhenz addressed several questions related to reduction of cost for the average user.

Kleinhenz compared YS rates to four other energy providers, commenting that YS rates are appreciably lower.

ADJOURNMENT

At 5:48pm, DeVore Leonard MOVED and Brown 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.

6/1/2026

Re: Request for Review and Safety Remedies on East Enon Road

Dear Greene County Officials,

On behalf of Yellow Springs Village Council, we are writing to express support for the concerns raised by residents of East Enon Road regarding pedestrian, student, and traffic safety.

Although East Enon Road is outside the Village of Yellow Springs boundaries and is not under Village jurisdiction, it is closely connected to our community. The road serves as an important route to and from Yellow Springs used by residents, families, students, cyclists, pedestrians, and motorists. Residents have shared serious concerns about excessive vehicle speed, limited or nonexistent shoulders, and the absence of sidewalks or other pedestrian protections. While understanding rural roads are not generally pedestrian friendly, the speed concerns are especially significant because vehicles traveling into Yellow Springs on East Enon Road are entering a high-pedestrian school zone, just yards beyond a sharp turn. When drivers enter that area at unsafe speeds, the risk is not limited to themselves and nearby homeowners; it also affects the students, families, pedestrians, and other road users near or in the school zone.

Village Council recognizes that rural and township roads often present different design and infrastructure challenges than roads within municipal boundaries. However, a rural road that feeds directly into a school zone deserves particular attention when residents are reporting speeding and other safety concerns near the approach to the schools, and poses a special circumstance as it relates to urgency. For that reason, Yellow Springs Village Council strongly recommends that Greene County perform a traffic study on East Enon Road. We ask that the County review the resulting traffic data, continue to engage with the affected residents, and consider what safety improvements may be deemed appropriate by County Engineers and Officials.

We understand that decisions regarding road design, maintenance, enforcement, and infrastructure improvements rest with Greene County and other appropriate township or county authorities. This letter is not intended to imply Village authority over the roadway, but to express our support for timely consideration of reasonable steps to improve safety.

Going forward, Village Manager Johnnie Burns will serve as the Village's primary point of contact regarding this matter. He may be contacted for any follow-up communication, coordination, or additional information needed from the Village of Yellow Springs.

We appreciate the County's attention to this matter and its continued work to support safe transportation throughout Greene County.

Respectfully,

On behalf of Yellow Springs Village Council,

Gavin DeVore Leonard, Council President



Recommended 2027 Budget Development Calendar

Tentative Tax Budget Approved by Council (Not required for 2026)	Not Required for 2026
Submit expected cash balance by Fund as of January 1, 2027, and expected revenue by fund for 2027 to Greene County Budget Commission	Tuesday July 28, 2026
Internal Budget Preparation – Target Setting	Monday July 13, 2026
Publish Departmental Budget Targets	Friday July 17, 2026
Department Leadership Submits Budget Proposals to Finance Director	Monday August 17, 2026
Finance Director Reviews Department Proposals	Monday August 17 – Tuesday September 8, 2026
Council Commissions, Council Initiatives, Special Events/Sponsorship budget requests due	Monday August 24, 2026
Internal Budget Preparation – Formulate Recommendations to Council	Tuesday September 8 – Monday September 21, 2026
Resolution Accepting the Amounts and Rates as Determined by the Greene County Budget Commission	Monday September 21, 2026
Council Budget Working Session #1, 2 hours each Presentation	Monday September 28, 2026
Council Budget Working Session #2 Council Initiatives	Monday October 12, 2026
Council Budget Working Session #3 – if needed	Thursday October 22, 2026
Council Submits Budget Amendments via Policy Motions – 1 st reading	Monday November 2, 2026
Finance Director Incorporates Council Policy Motions / Prepares Budget	Monday November 2 – Friday November 13, 2026
Council Approves 2026 Annual Operating & Capital Budgets – 2 nd reading	Monday November 16, 2026
Finance Director Certifies 2026 Appropriations with Greene County Auditor	Monday December 1, 2026
2027 Annual Budget Commencement	Thursday January 1, 2027

ORDINANCE NO. 2026-09

**2026 ADDITIONAL SECOND QUARTER 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 06/01/26	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	\$819,829.00	\$220.00	\$820,049.00
	Parks Total	\$271,803.00		\$271,803.00
	<i>Personnel Services</i>	<i>\$91,763.00</i>		<i>\$91,763.00</i>
	Pool Total	\$150,113.00	\$220.00	\$150,333.00
	<i>Personnel Services</i>	<i>\$81,508.00</i>		<i>\$81,508.00</i>
	Bryan Center Total	\$374,338.00		\$374,338.00
	<i>Personnel Services</i>	<i>\$232,068.00</i>		<i>\$232,068.00</i>
	Bryan Youth Center Total	\$15,575.00		\$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	\$5,746.00	\$6,746.00
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	\$2,027,106.00	\$5,966.00	\$2,033,072.00

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	\$38,036.24	\$117,896.24
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	\$154,750.00		\$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		\$1,171,607.74	\$38,036.24	\$1,209,643.98

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

601	Electric Fund Total	\$5,981,384.54	\$237,933.58	\$6,219,318.12
	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		\$45,000.00
TOTAL ENTERPRISE FUND APPROPRIATIONS		\$9,675,664.54	\$237,933.58	\$9,913,598.12

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

GRAND TOTAL APPROPRIATIONS ALL FUNDS	\$18,286,291.28	\$281,935.82	\$18,568,227.10
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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.

Gavin DeVore Leonard, President

Passed:

Attest:

Judy Kintner, Clerk of Council

ROLL CALL:

Gavin DeVore Leonard
Carmen Brown
Angie Hsu
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	\$220.00	Donations for lifeguard certifications-Levine & Green, Martt, and Kresge
212-1201-52101	Travel & Training	\$5,746.00	Police Academy for new recruit
303-1313-55102	Water Capital- Capital Equipment	\$19,520.64	Tyco & BASF AFFF Settlements
303-1313-55103	Water Capital Improvement-Public Works	\$18,515.60	Reimbursement from Antioch for replacement of 3 inch waterline at Birch Hall
601-1302-53101	Other Contractual Services	\$4,207.61	Insurance reimbursement for truck rental Electric Dept.
601-1302-55106	Renewable Energy Credit Purchase	\$233,725.97	Portion of the REC Sale to purchase renewable energy credits

\$281,935.82

204	Parks & Recreation Fund	\$220.00
212	Law Enforcement & Education Fund	\$5,746.00
303	Water Capital Improvement	\$38,036.24
601	Electric Operating Fund	\$237,933.58

\$281,935.82



The Village of Yellow Springs

LEGISLATIVE MEMO

Agenda Item:	Reading of Ordinance 2026-10
Title:	Prohibiting the Driving or Digging of Wells or Boreholes for the Provision of Water or for Geothermal Use in the Village of Yellow Springs
Submitted by:	Johnnie Burns, Village Manager
Scope/Description:	This ordinance prohibits the drilling, driving, or digging of wells and boreholes within the Village of Yellow Springs for the purpose of establishing private water supplies or geothermal systems. The Village maintains a public water system as the sole source of potable water for properties within its limits, and connection to this system is required. Given the Village's location within the five-year time-of-travel capture zone for its municipal wells, there is an increased need to safeguard groundwater resources from potential contamination or disruption. This ordinance is intended to protect the integrity of the Village's drinking water supply and ensure long-term sustainability of this critical resource. The ordinance does allow for limited exceptions, including the drilling of test wells for groundwater evaluation, environmental monitoring, or remediation activities. It also directs that a copy of the ordinance be shared with the Greene County Combined Health District and the Ohio Department of Natural Resources.
Stakeholder Impact:	This ordinance affects property owners, developers, and contractors by restricting private wells and geothermal systems. The community as a whole benefits from strengthened protection of the Village's drinking water supply.
Budget Impact:	There is no direct fiscal impact associated with this ordinance. The measure supports the protection of existing public infrastructure and water resources, potentially avoiding future costs related to contamination, remediation, or system disruption.
Exhibits:	None.
Recommendation:	Staff recommend approval of Ordinance 2026-10 to protect the Village's groundwater resources and preserve the integrity of the public water supply.

**VILLAGE OF YELLOW SPRINGS
ORDINANCE 2026-10**

**ENACTING NEW SECTION 1046.04 OF PART TEN TITLE FOUR CHAPTER 1046 OF THE
YELLOW SPRINGS CODE OF ORDINANCES TO PROHIBIT THE DRIVING OR DIGGING
OF WELLS OR BOREHOLES FOR THE PROVISION OF WATER OR FOR GEOTHERMAL
USE IN THE VILLAGE OF YELLOW SPRINGS**

WHEREAS, the Village provides a public water supply as the primary water supply for properties in the Village; and

WHEREAS, drilling of new wells for the purpose of providing water to any property within the Village is not permitted, since connection to the Village water utility is required within Village limits; and

WHEREAS, the Village is located within the five-year time of travel to the capture zone of the Village wells providing all potable water to the Village of Yellow Springs; and

WHEREAS, Council believes it is crucial to protect underground water resources for the health, safety and welfare of the public,

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

Section 1. The following new Section of Part 10 Title 4 Chapter 1046 of the Village Codified Ordinances shall be enacted to read as set forth below:

1046.04 PROHIBITION ON DRIVING OR DIGGING OF WELLS OR BOREHOLES

The drilling or driving of boreholes for the purpose of locating or creating geothermal wells is prohibited. The drilling or digging of wells for the purpose of providing a private water supply is prohibited. Nothing in this ordinance prohibits the drilling of test wells for purposes of the evaluation of groundwater resources, environmental monitoring or for environmental remediation. This ordinance shall not apply to Village-owned utilities or operations.

Section 2. The Council Clerk shall cause a copy of this Ordinance to be sent to the Greene County Combined Health District and to the Ohio Department of Natural Resources.

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 Ordinance 2026-11
Title:	Establishing a Village-Wide Moratorium on the Issuance of Use, Zoning, Building Permits, and Certificates of Occupancy for New Smoke Shop Businesses for a Period of 180 Days and Declaring an Emergency
Submitted by:	Johnnie Burns, Village Manager
Scope/Description:	This ordinance establishes a 180-day moratorium on the issuance of use, zoning, and building permits, as well as certificates of occupancy, for new smoke shop businesses within the Village of Yellow Springs. "Smoke Shop" is defined as a retail establishment where twenty percent (20%) or more of floor, shelf, or display area is dedicated to the sale of smoke shop products, including tobacco, nicotine, vape products, and certain hemp-derived or synthetic cannabinoid products. The moratorium provides time for Village staff and Council to review and evaluate zoning considerations related to the location and concentration of smoke shop businesses. This action responds to concerns regarding clustering of these establishments, particularly near schools and child-centered facilities, and the potential impacts on public health, safety, and welfare. The ordinance is declared an emergency measure to allow immediate implementation during this review period.
Stakeholder Impact:	This ordinance impacts prospective smoke shop business owners and property owners by temporarily restricting the establishment of new smoke shop uses. The broader community, including residents and families, may benefit from the Village's proactive approach to evaluating zoning considerations for these businesses, particularly in areas near schools and youth-centered facilities.
Budget Impact:	The ordinance will require staff time to evaluate and review zoning considerations for smoke shop businesses during the moratorium period. No additional direct fiscal impact is anticipated.
Exhibits:	None.
Recommendation:	Staff recommend approval of Ordinance 2026-11 to allow time for thoughtful review of zoning considerations related to smoke shop businesses and their potential impacts on the community.

Village of Yellow Springs, Ohio

ORDINANCE 2026-11

ESTABLISHING A VILLAGE- WIDE MORATORIUM ON THE ISSUANCE OF ALL USE, ZONING, BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY FOR NEW SMOKE SHOP BUSINESSES FOR A PERIOD OF 180 DAYS AND DECLARING AN EMERGENCY

WHEREAS, for the purposes of this Ordinance, “Smoke Shop” means any retail establishment at which twenty percent (20%) or more of floor, shelf, and/or display area(s), is used for the sale of “Smoke Shop Products” as defined in Section 1 herein; and

WHEREAS, no state-licensed medical or adult-use marijuana operator, cultivator, processor, dispensary, laboratory, or entity shall constitute a Smoke Shop for purposes of this Ordinance; and

WHEREAS, within 500 yards of the village Elementary School and Community Children’s Center there are five establishments prominently displaying and selling smoke and vape products, which constitutes both an over concentration and an unhealthy statement to our most impressionable citizens, and

WHEREAS, the Village is in the process of regulating the location of Smoke Shops for the purpose of protecting from negative secondary effects created by the over-concentration or clustering of such businesses whose products are harmful to health; and

WHEREAS, this Ordinance constitutes an emergency measure for the immediate preservation of the public peace, property, health, safety, or welfare in that a moratorium on the issuance of certain use, zoning, building permits and certificates of occupancy for Smoke Shops is necessary to enable Village staff sufficient time to analyze this issue and present Village Council with reasonable restrictions and regulations for such uses in the Village,

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

Section 1. A moratorium is hereby enacted on the issuance of use, zoning, building permits and certificates of occupancy for Smoke Shops as a new use for 180 days. “Smoke Shop” means any retail establishment at which twenty percent (20%) or more of floor, shelf, and/or display area(s) is used for the sale of Smoke Shop Products. For the purposes of this Ordinance, “Smoke Shop Product(s) means:

A. Any product containing, made of, derived from, or containing any form of CBD, Kratom, and/or Hemp-derived or synthetic cannabinoid, including but not limited to Delta-8 THC, that is intended for human consumption or is likely to be consumed, whether smoked, heated, chewed, dissolved, inhaled, absorbed, or ingested by any other means;

B. Any product containing, made of, or derived from tobacco or containing any form of nicotine that is intended for human consumption or is likely to be consumed, whether

smoked, heated, chewed, dissolved, inhaled, absorbed, or ingested by any other means, including, but not limited to, a cigarette, a cigar, pipe tobacco, chewing tobacco, snuff, or snus;

C. Any electronic smoking device, or “vape” and any substances intended to be aerosolized or vaporized during the use of the device, whether the substance contains any form of tobacco, nicotine, CBD, Kratom, and/or Hemp-derived or synthetic cannabinoids; or

D. Any component, part, or accessory of (A), (B), or (C) above, whether any of these contains tobacco, nicotine, CBD, Kratom, and/or Hemp-derived or synthetic cannabinoids, including, but not limited to, filters, rolling papers, blunt or hemp wraps, or pipes.

Smoke Shop Product does not include any product that is a drug, device, or combination product authorized for sale by the U.S. Food and Drug Administration, as those terms are defined in the Federal Food, Drug and Cosmetic Act.

SECTION 2. This Ordinance is hereby declared to be an emergency measure under home rule power granted by the Village Charter and immediately necessary to preserve the public interest and for the health, safety and welfare of the Village of Yellow Springs.

Gavin Devore Leonard, President of Council

Passed: 6-1-2026

Attest: _____
Judy Kintner, Clerk of Council

ROLL CALL:

Gavin DeVore Leonard __Y__ Angie Hsu __Y__ Carmen Brown __Y__

Senay Semere __Y__ Stephanie Pearce __Y__

VILLAGE OF YELLOW SPRINGS

RESOLUTION 2026-23

RESOLVING PAYROLL REVIEW MATTERS

WHEREAS, in October of 2025, per Section 17 of the Village Charter, Village Council invoked its power to inquire into the conduct of any agency of the Village and make investigations as to municipal affairs by requesting a review of payroll, payroll software, and overtime pay processes; and

WHEREAS, Village Council sought to confirm that payroll practices were being performed accurately and properly; and

WHEREAS, the requested review performed by a consultant determined that over the course of 5 years' time, the payroll records of salaried employees of the Village revealed 4 issues: 2 employees overpayments; 1 employee underpayment, and 1 contract interpretation issue; and

WHEREAS, based on these findings, Council for the Village of Yellow Springs hereby orders payment of the underpaid amount to one employee, acknowledges reconciliation of the overpayments made to two employees, and will herein rectify the contract interpretation issue,

NOW, THEREFORE, COUNCIL FOR THE VILLAGE OF YELLOW SPRINGS RESOLVES THAT:

Section 1: Council hereby directs that the Village Manager be compensated for unpaid longevity pay for the time period of reaching eligibility for longevity benefits until entering into his current employment contract as Village Manager. When the now Village Manager was serving as Public Works Director, previous Village Managers determined that he was not entitled to longevity pay based on a contract interpretation which was inconsistent with other department heads at the time. At this time Council directs the unpaid longevity benefit to be paid to the Village Manager in the amount of \$7,528.23.

Section 2: Council hereby orders payment to the underpaid employee in the amount of \$147.73 which corrects a longevity pay discrepancy.

Section 3. Council acknowledges that two employees were overpaid and are reconciling the overpaid amounts with the Village. The overpayment amounts are:

- \$151.47 to one employee due to promotion retro pay error; this overpayment has now been repaid to the Village

- \$7,669.59 to one employee due to a longevity calculation error made on March 19, 2020 that compounded over time: this overpayment is being reconciled with the employee

Gavin DeVore Leonard, President of Council

PASSED:

Attest: _____
Judy Kintner, Council Clerk

ROLL CALL:

Gavin DeVore Leonard____ Angie Hsu____ Carmen Brown____

Senay Semere____ Stephanie Pearce____

June 2026 Staff Progress Report: 2026–2027 Village Council Goals

Focus Area	Goal	Outcome(s)	Actions Taken / Progress	Priority Level
Housing Strategy & Development	Develop a clear, data-driven housing strategy.	- Establishes a housing mission statement, including a definition of “affordable housing” - Set housing targets using updated Bowen Report data (e.g., units by AMI levels) - Aligns zoning, development regulations, and housing priorities	- Housing Retreat #1 held in April; resulting goals established. Retreat #2 scheduled for June to develop a housing mission statement. - Staff currently reviewing draft 2026 Bowen study.	HIGH
	Advance priority Village-led housing initiatives.	- Complete appraisal of Village-owned properties to inform development strategy - Conduct community outreach prior to issuing Glass Farm RFP - Issue RFP for Glass Farm redevelopment - Compile and centralize existing Glass Farm documentation	Initiating outreach to contractors for Village-wide property appraisals.	
Organizational Leadership, Capacity, & How We Work	Develop and run a thoughtful strategic planning process and complete a Council and staff supported plan.	Creation of a scope and RFP. Complete plan based on agreed upon timeline.	Staff preparing to review draft RFQ; will return to Council for final consideration.	
	Align capacity and goals for current and proposed projects to assure manageable workload and improve outcomes.	- Improve staff work/life balance - Maintain focus on mutually agreed-upon goals - Increase percentage of completed goals as compared to 2024–2025	In progress as overall goals are finalized.	
Financial Sustainability & Stewardship	Identify and implement cost-cutting strategies while tracking progress on a return to a balanced budget by 2028.	A clear path, communicated during the budget process, toward a balanced budget.	Budget development schedule in progress; timeline to be reviewed at June Finance Committee meeting.	HIGH – MEDIUM
	Deepen our shared understanding of the budget and clearly identify what is considered a need.	Better-informed budgeting decisions aligned with realistic short- and long-term financial expectations.	Finance Committee has been reviewing day-to-day revenues and expenses and improving related processes.	
Housing Policy & Regulatory Tools	Strengthen policies and tools for rental housing management.	Host Council Town Hall to determine next steps for rental code enforcement and a rental unit registry.	No updates at this time.	MEDIUM – HIGH
	Prioritize environmental sustainability and energy efficiency into housing-related decisions.	- Consider amendment to zoning code offering incentives for high-energy efficiency, minimal environmental impact - Request white paper from Environmental Commission on ZERH and conservation development approaches	No updates at this time.	
	Evaluate zoning code vis-à-vis housing goals.	Identify barriers and opportunities within the zoning code that impact housing development and affordability.	Not started; Planning & Zoning Director began May 26, 2026.	
	Evaluate and advance Lawson Place Apartments as a Village-owned housing asset.	Review Lawson Place pro forma to assess financial performance, capital needs, and long-term housing role.	Pro forma nearing completion; Finance Committee to conduct initial review.	MEDIUM
	Explore policy tools to encourage property utilization and reduce vacancies.	Research and presentation on vacant property fee options.	No updates at this time.	
	Clarify role of Village in economic development, including expectations for intergovernmental communication to support long-term planning.	- Discuss and then document our role - Communicate that role to relevant stakeholders - Align related staffing and budget allocations	Initial discussion held May 4 with Council, staff, YSDC, and Chamber on roles in economic development.	
Economic Development & Downtown Vitality	Consider policies affecting pop-ups, markets, and micro-enterprises.	Learning about these policies in process of determining applicability to Village economic development goals.	Not started.	MEDIUM – LOW
	Review CRA and TIF policies and consider legislation if needed.	Update CRA and TIF policies.	Not started.	
Community Engagement & Communications	Develop a crisis plan and a Village-wide communications plan to improve community information and engagement.	Coordinated, consistent approach that improves awareness, engagement, and access to information.	Not started.	LOW
Municipal Infrastructure, Utilities, & Public Spaces	Assess Village sidewalk policy.	Fund mandate for Village-owned sidewalks or return ownership to property owners.	Sidewalk policy options presented May 18; further discussion to follow as part of capital improvement planning.	
	Revisit existing parking plans.	Evaluation of Village parking needs and, if necessary, develop plan of action for new parking.	Parking discussion initiated May 4; further review pending school transportation plan updates. Village Manager in discussions with school leadership on pick-up/drop-off.	



The Village of **YELLOW SPRINGS**

MEMORANDUM

TO: Village Council

FROM: Elyse Giardullo, Assistant Village Manager

DATE: May 27, 2026

RE: Prioritization of 2026–2027 Village Goals

At the March 16, 2026 Village Council meeting, Council adopted Resolution 2026-12 establishing the 2026–2027 Village Goals. Housing-related goals were finalized following the Housing Retreat on April 9, 2026 and incorporated into the full goals framework, resulting in a complete and updated set of Council goals.

Following adoption, Council members were asked to rank all goals on a scale of 1 to 19, with 1 representing the highest priority. These rankings were then translated into six priority tiers to provide a clearer framework for discussion and implementation.

The updated goals document, including assigned priority levels, is attached for Council’s review and discussion under Old Business – “Final Village Goals Review.”

Attachment: 2026–2027 Council Goals with Assigned Priority Levels

2026–2027 Village Council Goals					
Core Service Provision: The Village’s primary focus is delivering essential services, including utilities, public safety, planning and zoning, finance and administration, parks and recreation, and youth services, that sustain the daily quality of life in Yellow Springs. Council goals build on these services to guide priorities beyond day-to-day operations.					
Focus Area	Goal	Outcome(s)	Projected Timeline	Responsible Party	Priority Level
Housing Strategy & Development	Develop a clear, data-driven housing strategy.	- Establishes a housing mission statement, including a definition of “affordable housing” - Set housing targets using updated Bowen Report data (e.g., units by AML levels) - Aligns zoning, development regulations, and housing priorities	Initial framework by end of 2026; ongoing refinement into 2027	Village Council (to be discussed at the Housing Retreat – June 2026)	HIGH
	Advance priority Village-led housing initiatives.	- Complete appraisal of Village-owned properties to inform development strategy - Conduct community outreach prior to issuing Glass Farm RFP - Issue RFP for Glass Farm redevelopment - Compile and centralize existing Glass Farm documentation	Glass Farm RFP by April 2027 or sooner	Village Council; Village Staff	
Organizational Leadership, Capacity, & How We Work	Develop and run a thoughtful strategic planning process and complete a Council and staff supported plan.	Creation of a scope and RFP. Complete plan based on agreed upon timeline.		President DeVore Leonard; Village Manager; Assistant Village Manager	HIGH
	Align capacity and goals for current and proposed projects to assure manageable workload and improve outcomes.	- Improve staff work/life balance - Maintain focus on mutually agreed-upon goals - Increase percentage of completed goals as compared to 2024–2025	Ongoing	Village Council; Village Manager	
Financial Sustainability & Stewardship	Identify and implement cost-cutting strategies while tracking progress on a return to a balanced budget by 2028.	A clear path, communicated during the budget process, toward a balanced budget.	Ongoing	Village Manager; Finance Director; Finance Committee	HIGH – MEDIUM
	Deepen our shared understanding of the budget and clearly identify what is considered a need.	Better-informed budgeting decisions aligned with realistic short- and long-term financial expectations.	Ongoing	Village Manager; Finance Director; Finance Committee	
Housing Policy & Regulatory Tools	Strengthen policies and tools for rental housing management.	Host Council Town Hall to determine next steps for rental code enforcement and a rental unit registry.	2026	Councilmember Pearce	MEDIUM – HIGH
	Prioritize environmental sustainability and energy efficiency into housing-related decisions.	- Consider amendment to zoning code offering incentives for high-energy efficiency, minimal environmental impact - Request white paper from Environmental Commission on ZERH and conservation development approaches		Councilmember Brown; Planning Commission; Environmental Commission; Planning & Zoning Director	
	Evaluate zoning code vis-à-vis housing goals.	Identify barriers and opportunities within the zoning code that impact housing development and affordability.		Planning & Zoning Director	
	Evaluate and advance Lawson Place Apartments as a Village-owned housing asset.	Review Lawson Place pro forma to assess financial performance, capital needs, and long-term housing role.	2026	Village Council; Village Manager; Finance Director	MEDIUM
	Explore policy tools to encourage property utilization and reduce vacancies.	Research and presentation on vacant property fee options.		Councilmember Semere	
Economic Development & Downtown Vitality	Clarify role of Village in economic development, including expectations for intergovernmental communication to support long-term planning.	- Discuss and then document our role - Communicate that role to relevant stakeholders - Align related staffing and budget allocations		Councilmember Semere; YSDC Representatives; Village Staff	MEDIUM – LOW
	Consider policies affecting pop-ups, markets, and micro-enterprises.	Learning about these policies in process of determining applicability to Village economic development goals.		Councilmembers Semere and Brown; Planning & Zoning Director; Solicitor; Chamber of Commerce	
	Review CRA and TIF policies and consider legislation if needed.	Update CRA and TIF policies.		President DeVore Leonard; Village Manager; Solicitor	
Community Engagement & Communications	Develop a crisis plan and a Village-wide communications plan to improve community information and engagement.	Coordinated, consistent approach that improves awareness, engagement, and access to information.	Crisis plan: Summer 2026; Communications plan: End of 2026	Assistant Village Manager; Digital Media Manager; Solicitor	LOW
Municipal Infrastructure, Utilities, & Public Spaces	Assess Village sidewalk policy.	Fund mandate for Village-owned sidewalks or return ownership to property owners.	By August 2026	Village Manager; Solicitor	
	Revisit existing parking plans.	Evaluation of Village parking needs and, if necessary, develop plan of action for new parking.	By August 2026	Village Manager	

**COUNCIL FOR THE VILLAGE OF YELLOW SPRINGS
SPECIAL COUNCIL MEETING AGENDA:
HOUSING RETREAT**

Council Chambers: 12:30-4:30 P.M.

Thursday, June 25, 2026

CALL TO ORDER

ROLL CALL

REVIEW OF AGENDA

RETREAT TOPICS

- 12 :00 Intro: Each of the seven housing goals will be reviewed in order of priority.
Responsible party for each goal has been proposed so that moving forward there is a clear contact person for each topic/field.
- 12:15 **Goal 1: Develop a clear, data-driven housing strategy. (AH)**
- a. Review housing targets using Bowen Study (draft of targets will be included in retreat packet)
 - b. Review drafted housing mission statement (draft will be included in retreat packet)
 - c. Review next steps to align with zoning and development regulations – refer to Goal 5 discussion
 - d. Revisions to timeline and responsible parties as needed
- 1:00 **Goal 2: Advance priority Village-led housing initiatives. (JB)**
- a. Update on compile and centralize existing Glass Farm documentation. Minutes/Soil study/Green County housing plan/map?
 - o Any questions or additional information needed?
 - b. Update on appraisal process and timeline
 - c. Discuss format of community outreach prior to issuing Glass Farm RFP
 - d. Next steps for issuing RFP for Glass Farm redevelopment
 - e. Revisions to timeline and responsible parties as needed
- 1:45 **Goal 3: Strengthen policies and tools for rental housing management.**
- a. Background information on rental registries and models (SP)
 - b. Background on rental code enforcement (SP)
 - c. Discuss town hall models (SP)
 - Community Action Group at YSCF
 - d. Revisions to timeline and responsible parties as needed
- 2:30 Break
- 2:45 **Goal 4: Prioritize environmental sustainability and energy efficiency into housing-related decisions.**
- a. Background on amendment to zoning code offering incentives for high-energy efficiency, minimal environmental impact (CB)
 - b. Update on white paper from Environmental Commission on ZERH and conservation development approaches (CB)
 - c. Revisions to timeline and responsible parties as needed
- 3:05 **Goal 5: Evaluate zoning code vis-à-vis housing goals.**

The stated outcome of this goal is “Identify barriers and opportunities within the zoning code that impact housing development and affordability.”

- a. Information from Nia Holt re: past experiences, perspectives on zoning vis-a-vis affordable housing, etc. (NH)

3:25 **Goal 6: Evaluate and advance Lawson Place Apartments as a Village-owned housing asset.**

- a. Update re: proforma (JB)
- b. Revisions to timeline and responsible parties as needed

3:45 **Goal 7: Explore policy tools to encourage property utilization and reduce vacancies.**

- a. Update about research and presentation on vacant property fee options. (SS)
- b. Revisions to timeline and responsible parties as needed

4:05 Process for addressing goals moving forward.

- Format: retreat, work session, council meeting, etc.
- Finalize responsible party/s for each goal
- Review next steps
- Review timeline as amended
- Tentative schedule for next retreat or work session if needed

ADJOURNMENT

Focus Area	Goal	Outcome(s)	Projected Timeline	Responsible Party	Priority Level
Housing Strategy & Development	Develop a clear, data-driven housing strategy.	- Establishes a housing mission statement, including a definition of “affordable housing” - Set housing targets using updated Bowen Report data (e.g., units by AMI levels) - Aligns zoning, development regulations, and housing priorities	Initial framework by end of 2026; ongoing refinement into 2027	Councilmember Hsu	HIGH
	Advance priority Village-led housing initiatives.	- Complete appraisal of Village-owned properties to inform development strategy - Conduct community outreach prior to issuing Glass Farm RFP - Issue RFP for Glass Farm redevelopment - Compile and centralize existing Glass Farm documentation	Glass Farm RFP by April 2027 or sooner	Village Manager	
Housing Policy & Regulatory Tools	Strengthen policies and tools for rental housing management.	Host Council Town Hall to determine next steps for rental code enforcement and a rental unit registry.	2026	Councilmember Pearce	HIGH – MEDIUM
	Prioritize environmental sustainability and energy efficiency into housing-related decisions.	- Consider amendment to zoning code offering incentives for high-energy efficiency, minimal environmental impact - Request white paper from Environmental Commission on ZERH and conservation development approaches		Councilmember Brown; Planning Commission; Environmental Commission; Planning & Zoning Director	MEDIUM – HIGH
	Evaluate zoning code vis-à-vis housing goals.	Identify barriers and opportunities within the zoning code that impact housing development and affordability.		Planning & Zoning Director	
	Evaluate and advance Lawson Place Apartments as a Village-owned housing asset.	Review Lawson Place pro forma to assess financial performance, capital needs, and long-term housing role.	2026	Village Council; Village Manager; Finance Director	MEDIUM
	Explore policy tools to encourage property utilization and reduce vacancies.	Research and presentation on vacant property fee options.		Councilmember Semere	



The Village of **YELLOW SPRINGS**

937-767-3402
www.yellowsprings.gov
100 Dayton St. Yellow Springs, OH 45387

Why the ODNR and other wildlife organizations strongly urge residents against feeding deer:

1. **Painful Starvation-Feeding** deer, especially in the winter can have deadly consequences, their digestion has evolved to accommodate only woody twigs, saplings, leaves and grasses and they are built to continuously browse. When they are fed heavy carbohydrates, like corn, other greens and bread those items often ferment in their stomachs and cause a fatal condition called lactic acidosis. Consequently, the deer suffers from severe dehydration, bloating causing them to starve to death with a full stomach.
2. **Spreads Fatal Disease**-Crowded feeding stations spread Chronic Wasting Disease which is spread through saliva, feces, and urine at the feeding site. CWD is caused by abnormally folded proteins called prions that when introduced to deer cause normal proteins in the brain and nervous tissue to also misfold creating microscopic holes that eventually turn the brain into what amounts to a sponge. CWD prions bond to the soil and never break down, creating a biohazard indefinitely.
3. **Unnatural Crowding**- Feeding piles force individual herds to crowd face to face sometimes sparking aggressive fighting between larger deer which consequently can cause injury to smaller fawns.
4. **Multiplies Incidences of Lyme Disease**-Deer are the primary hosts for adult black-legged ticks (deer ticks) bringing deer into yards means also hosting female black-legged ticks that can lay up to 3,000 eggs each in the spring. The uneaten grains attract white footed mice that are the main vectors for Lyme disease. Concentrating deer and mice together drastically increase the tick population endangering, people, and pets, especially those with compromised immune systems.
5. **Corrupts Natural Instincts**-Feeding strips away natural fear of humans drawing them to cross busy residential streets and ST. RT. 68 increasing the chance of collisions with cars.

At the end of the day, feeding deer causes severe and sometimes fatal harm to both the animals and the village's ecosystem. Artificial feeding disrupts their digestive systems, leads to disease outbreaks, and habituates them to humans, which can lead to a multitude of other problematic behaviors, including attacking pets. Let's take the experts advice and stop feeding the deer.

Carmen V. Brown
Council Member
Village of Yellow Springs