

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

In Council Chambers @ 5 P.M.

Monday, June 1, 2026

CALL TO ORDER

President of Council Gavin DeVore Leonard called the meeting to order at 5:01 pm.

ROLL CALL

Present were Council President DeVore Leonard, Vice President Angie Hsu and Council members Senay Semere and Stephanie Pearce. Solicitor Amy Blankenship was also present. Brown arrived at 5:21.

EXECUTIVE SESSION (5:00)

Hsu MOVED to enter Executive Session under Ohio Revised Code Section 121.22 (G)(1): To consider the evaluation or compensation of a public employee. Semere SECONDED, and the MOTION PASSED 4-0 on a ROLL CALL VOTE.

The Clerk was present until 5:06; Blankenship was present for the majority of the session; Burns joined the session at 5: 15.

At 5:51, Brown MOVED and Hsu SECONDED a MOTION TO EXIT EXECUTIVE SESSION. The MOTION PASSED 5-0 on a VOICE VOTE.

MOTION TO ENTER REGULAR SESSION

At 6:03, Brown MOVED and Hsu SECONDED a MOTION TO ENTER REGULAR SESSION. The MOTION PASSED 5-0 on a VOICE VOTE.

ANNOUNCEMENTS

CONSENT AGENDA

1. Minutes of May 18, 2026 Regular Meeting
2. Minutes of May 18, 2026 Work Session

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

REVIEW OF AGENDA

Burns requested that Ordinance 2026-10 be pulled from Legislation to enable him to work on the legislation with Councilmember Brown. The item will appear as a discussion item at Council's next meeting.

PETITIONS/COMMUNICATIONS

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

Hsu reviewed communications.

DeVore Leonard received feedback from Council regarding the draft letter to the Greene County Engineer. DeVore Leonard MOVED that a final version of the letter be signed on behalf of Council and sent to the Greene County Engineer. Hsu SECONDED, and the MOTION PASSED 5-0 on a VOICE VOTE.

CITIZEN CONCERNS

Jill Pauley read a letter seeking financial support from Community Foundation for improvements to the YS Dog Park. She acknowledged the need to partner with the Village on any such endeavor.

April Wolford announced Pride events to be held on June 27th.

Judith Hempfling asked questions regarding consideration of the sidewalk policy, advocating for continued Village responsibility.

Mitzie Miller stated support for a ban on feeding deer within Village limits.

Reilly Dixon presented questions regarding legislation on the agenda. He asked how missing a meeting would affect Council stipends, and asked several questions about the smoke shop moratorium.

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 2026-09 Approving an Additional Second Quarter Supplemental Appropriation and Declaring an Emergency. Hsu MOVED and Semere SECONDED a MOTION TO APPROVE.

Burns explained each change to the budget, noting payments, reimbursements, and funds expended to purchase green e-RECs as well as the fees due to AMP for enacting the sale of RECs on behalf of the Village.

Burns noted that one of the additions to the budget is a payout from a class action lawsuit related to PFAS impacts.

Responding to a question from DeVore Leonard, Blankenship opined that this was likely not the last such payout.

DeVore Leonard OPENED A 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.

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. Brown MOVED and Hsu SECONDED a MOTION TO APPROVE.

Planning and Zoning Director Nia Holt introduced the legislation.

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.

Holt stated that there are seven such businesses in the village, five of which have 20% or greater of their shelf space devoted to such products. Only one of the seven holds a license.

Holt noted that there exists a concentration of such businesses within the village, and the moratorium will provide time for Village staff, Planning Commission and Council to review and evaluate zoning considerations related to the location and concentration of smoke shop businesses. She added that definitions will also be reviewed, and that the ordinance does not impact existing businesses.

DeVore Leonard noted that the legislation seems to be framed around a moral argument, but that his understanding was that the greater concern is the concentration of these establishments.

The Clerk apologized for not pointing out that an amended version of the ordinance had been provided at Council table, that version having omitted the "whereas" about which DeVore Leonard was expressing some concern.

Brown commented that several existing businesses had been skirting regulations relating to careful screening of consumers to prevent sales to minors.

DeVore Leonard asked how licensing would work.

Holt responded that there are licenses for adult use available through the State, and that the Village could implement a Conditional Use process for these establishments as a local action. Should local business licensing be desired, Holt said, those parameters would be looked into considering staffing availability to enforce.

Hsu commented that she has heard comment made locally in favor of some regulation.

DeVore Leonard OPENED THE PUBLIC HEARING.

Mitzie Miller asked how illegal sales to minors are handled.

Burns stated that response to complaints is difficult, since it is hard to prove after the fact.

Blankenship noted that local licensing could address these issues, but would be staff-intensive.

DeVore Leonard CLOSED THE PUBLIC HEARING AND CALLED THE VOTE. The MOTION PASSED 5-0 ON A ROLL CALL VOTE.

Reading of Resolution 2026-23 Resolving Payroll Review Matters. Hsu MOVED and Semere SECONDED a MOTION TO APPROVE.

DeVore Leonard introduced the legislation, stating that a five-year payroll review was conducted beginning in Fall 2025. The review went back five years, and results indicate several minor findings, which DeVore Leonard explained as "underpayment, overpayment and one interpretation issue involving contract language". The resolution at hand seeks to correct and/or conclusively interpret the findings.

DeVore Leonard noted that updates to the PPM along with some procedures increasing consistency in the payroll process should positively affect future outcomes.

DeVore Leonard CALLED THE VOTE. The MOTION PASSED 5-0 ON A ROLL CALL VOTE.

SPECIAL REPORTS

There were no Special Reports.

MANAGER’S REPORT

Goal Progress Update. Giardullo provided updates to progress on updates to the PPM and to implementation of a new Village website, which is in the final phase and should be ready to present to Council in late July.

Giardullo noted that goals updates will be provided at the first Council meeting going forward.

OLD BUSINESS

Final Village Goals Review. Giardullo noted that Council was asked to rank goals. Those rankings are presented in a color coded document.

DeVore Leonard pronounced the goals process complete, notwithstanding updates and minor revisions as the process unfolds. He reminded all that these are two-year goals that run through the end of 2027.

Draft Housing Retreat Agenda. Hsu walked Council through the draft agenda. She noted a major difference in this agenda which is that each goal has a primary Council or staff person assigned.

Hsu noted goals in the following order, briefly explaining the focus for each:

Goal 1: Develop a clear, data-driven housing strategy. (Hsu)

Goal 2: Advance priority Village-led housing initiatives. (Burns)

Goal 3: Strengthen policies and tools for rental housing management. (Pearce)

Goal 4: Prioritize environmental sustainability and energy efficiency into housing-related decisions. (Brown)

Goal 5: Evaluate zoning code vis-à-vis housing goals. (Holt)

Goal 6: Evaluate and advance Lawson Place Apartments as a Village-owned housing asset. (Burns)

Goal 7: Explore policy tools to encourage property utilization and reduce vacancies. (Semere)

Hsu asked Council members to provide any packet materials to the Clerk by June 17th.

NEW BUSINESS

Brown read in much of the memo provided for the packet, enumerating the harmful effects of feeding deer and asking that villagers voluntarily stop this practice.

FUTURE AGENDA ITEMS

- June 15: CANCELLED
- July 6: Executive Session: Clerk/VM Eval

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

Resolution Authorizing a Contract for Continued Services as Village Solicitor with Amelia N. Blankenship, Esq. of Bricker Gradon Wyatt for a Term of Up to Two Years and Fixing Compensation

Resolution Authorizing a Contract with Choice One for Stormwater Engineering

Resolution Establishing Policy for Village-Owned Rental Properties

Consideration of Updates to Village Mediation Program Coordinator Job Description

New Business: Discussion re: Prohibition on the Driving or Digging of Wells or Boreholes for the Provision of Water or for Geothermal Use in the Village of Yellow Springs

July 20: Transportation Summary

Resolution Providing VYS Job Descriptions

Old Business: Finalize RFQ for Strategic Plan Development

ADJOURNMENT

At 7:05pm Hsu 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