

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

In Council Chambers @ 5 P.M.

Monday, July 6, 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 and Village Manager Burns were also present. Brown was absent due to a family matter.

EXECUTIVE SESSION (5:00)

Semere MOVED to enter Executive Session under Ohio Revised Code Section 121.22 (G)(1): To consider the evaluation or compensation of a public employee and Under Ohio Revised Code Section 121.22 (G)(2): To consider the purchase of property for public purposes. Hsu SECONDED, and the MOTION PASSED 4-0 on a ROLL CALL VOTE.

Blankenship, Burns and Holt were present for the entirety of the session.

At 5:51, Pearce MOVED and Semere SECONDED a MOTION TO EXIT EXECUTIVE SESSION. The MOTION PASSED 4-0 on a VOICE VOTE.

MOTION TO ENTER REGULAR SESSION

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

Hsu MOVED TO EXCUSE Carmen Brown from the meeting. Semere SECONDED, and the MOTION PASSED 4-0 on a VOICE VOTE.

ANNOUNCEMENTS

Pearce acknowledged the plethora of events hosted or supported by the Village in June. Both she and Hsu thanked crews and staff for their work.

CONSENT AGENDA

1. Minutes of June 1, 2026 Regular Meeting
2. Minutes of June 25, 2026 Special Meeting: Housing Retreat #2
3. Minutes of June 25, 2026 Special Meeting: Required Legislation
4. Credit Card Statement for May, 2026

Hsu MOVED and Pearce SECONDED a MOTION TO APPROVE THE CONSENT AGENDA. The MOTION PASSED 4-0 ON A VOICE VOTE.

REVIEW OF AGENDA

Hsu requested an update on the smoke shop moratorium. This was added to Old Business.

PETITIONS/COMMUNICATIONS

The Clerk will receive and file:

Jill Pauley re: Request for Dog Park Funds
Home, Inc. re: Spring Newsletter
Home, Inc. re: Thank You
Clerk re: Joint Meeting Agenda for July 9, 2026 Meeting

CITIZEN CONCERNS

Mitzie Miller stated her concern that accessibility studies and her signage concerns are not proceeding at the pace she would like to see. She requested schedules and timeframes be assigned to her concerns.

Kim Lemkau expressed concerns regarding her property, stating her belief that the Village has asphalted over a portion of what has been considered alley, but which she believes to be her property. She requested that the alley be removed and repaved entirely on Village property. Lemkau asked that the matter be resolved as soon as possible.

Norman Alexander, back in town for a reunion, asked about the Windsor Group apartment plans, wondering when those would be online.

Ralita Hilderbrand stated her support for the YS Senior Center request. She offered information on the Clark County Rural Zoning Commission which proposes to take city property now zoned rural and make it light industrial. She stated that the land is "five miles from Yellow Springs." Hilderbrand commented on the housing

retreat, stating that removing parking and bike parking from the zoning code would impact old, narrow village streets. Hilderbrand asked that Council limit communications with entities related to Glass Farm.

Reilly Dixon asked for clarity on several goals items and asked for more information on several of the items. He asked why the Village is undertaking a new website. He asked why the Economic Development aspect of the Planning and Zoning Director's title has been removed.

Jerry Papania commented on renewal of the current Solicitor's contract, alleging that her involvement in advising Planning Commission on the Windsor projects was inadequate. He stated that his request to meet onsite to discuss his issues regarding boundary concerns related to his property was not responded to and expressed his suspicion that this was due to Solicitor advice. He stated a number of allegations regarding Bricker Graydon Wyatt as well as of the Solicitor.

PUBLIC HEARINGS/LEGISLATION

Hsu MOVED and Pearce SECONDED a MOTION TO READ EMERGENCY LEGISLATION BY TITLE ONLY. The MOTION PASSED 4-0 ON A VOICE VOTE.

Semere asked what constitutes an emergency for legislative purposes and why some things don't seem like emergencies but are read as such.

Emergency Reading of Ordinance 2026-12 Amending Section 1440.02 of the Codified Ordinances Part Fourteen, Title Four, Building and Housing Code of the Village of Yellow Springs, Ohio (Permitting Council to Set Commercial and Residential Building Fees by Resolution). Hsu MOVED and Pierce SECONDED a MOTION TO APPROVE.

The Clerk explained that the ordinance removes the fee schedule out of the ordinance and permits Council to set the fee schedule by resolution.

Semere asked about the entire process of emergency legislation, indicating that he did not view the ordinance as urgent.

The Clerk noted that non-emergency passage would require two readings and then 30 days until it is in effect, which would delay the fee increases by at least two months. She noted that, given the upsurge in development now occurring, this would mean a fair amount of lost revenue. She explained further that the revenue is necessary to offset actual costs, meaning that if the fee increases are delayed there will be budget impact, hence the justification for emergency language.

Pearce commented that the Village only receives 7% of the fees.

DeVore Leonard noted that emergency legislation occurs upon staff recommendation, and added that when the draft agenda is sent out, that would be a good time to raise any concern regarding emergency legislation.

DeVore Leonard OPENED THE PUBLIC HEARING.

Reilly Dixon, Yellow Springs News, asked how it is possible for the Village to do all of the work for an additional 190 units.

DeVore Leonard CLOSED THE PUBLIC HEARING AND CALLED THE VOTE. The MOTION PASSED 4-0 ON A ROLL CALL VOTE.

Reading of Resolution 2026-25 Authorizing a Contract for Continued Services as Village Solicitor with Amelia N. Blankenship, Esq. of Bricker Graddon Wyatt for a Term of Up to Three Years and Fixing Compensation. Hsu MOVED and Pierce SECONDED a MOTION TO APPROVE.

Blankenship noted an increase of \$10/hour to the hourly rates listed in the contract as well as continuation of her presence at three meetings monthly as a retainer aspect of the contract, with no other changes to the two-year language.

DeVore Leonard CALLED THE VOTE, and the MOTION PASSED 4-0 ON A VOICE VOTE.

Reading of Resolution 2026-26 Authorizing the Village Manager to Enter into an Agreement with Choice One Engineering for Stormwater Mitigation Design on Fairfield Pike. Hsu MOVED Semere SECONDED a MOTION TO APPROVE.

Burns explained that the work will update the storm system, and that the design work will have the Village ready to go out for bid on the project by December 2026.

DeVore Leonard asked for an update on a proposed sidewalk along Fairfield Pike.

Burns responded that stormwater mitigation and sidewalk projects were separated so that the cost of the sidewalk could be separate and therefore lower once the Village is ready to apply for grant funds for that project. He added that this part of the project is step one of what is probably a four-step project.

Responding to a question from DeVore Leonard, Burns stated that this is the highest priority stormwater project in the village at this time.

DeVore Leonard CALLED THE VOTE, and the MOTION PASSED 4-0 ON A VOICE VOTE.

Reading of Resolution 2026-27 Approving a Fee Schedule for Residential and Commercial Building Permits for the Village of Yellow Springs. Hsu MOVED and Pierce SECONDED a MOTION TO APPROVE.

Holt explained that staff began with NIC in gathering fee data, then reached out to several nearby communities to assure that proposed increases are in line with those charged in like communities. She noted that municipal government cannot profit from fees but that fees should cover costs. She added that current fees do not cover cost.

Pearce asked why NIC receives 90% of the fees collected.

Holt stated that this was agreed upon in the contract with NIC. She explained that in lieu of having to hire employees specializing in HVAC, plumbing, plan review, etc., the Village contracts with NIC who provides the specialists able to inspect and approve all code areas.

Burns added that staff took over the permitting process to aid in economic development. The Village enters the permits, collects the fees and sends drawings, and NIC completes all the inspections.

DeVore Leonard received confirmation that raising the fees simply brings them closer to covering costs. He commented that fees should be considered annually.

Hsu asked whether some fees could be reduced for activities the Village wishes to encourage, such as solar.

Holt commented that this would mean a direct impact on the budget.

DeVore Leonard CALLED THE VOTE, and the MOTION PASSED 4-0 ON A VOICE VOTE.

Reading of Resolution 2026-28 Authorizing the Village Manager to Renew Health Insurance for Village Employees. Hsu MOVED and Pierce SECONDED a MOTION TO APPROVE.

Giardullo explained that the renewal resolution authorizes the Village's continued participation in the Ohio Benefits Cooperative (OBC) and approval of health insurance renewal rates for the 2026–2027 plan year. The membership offers a shared risk pool, which lowers rates overall.

Giardullo noted that the renewal reflects a 10.76% increase across all coverage tiers with no changes to plan design, and that the Village will continue its 85% employer and 15% employee premium cost share. Giardullo commented that the Village is still coming out ahead in terms of membership in OBC, given that Anthem's rates nationally increased by about 16%.

DeVore Leonard CALLED THE VOTE, and the MOTION PASSED 4-0 ON A VOICE VOTE.

SPECIAL REPORTS

There were no Special Reports.

MANAGER'S REPORT

Goal Progress Update. Giardullo provided updates to progress on updates to Council Goals. She confirmed that the Bowen team will be present to present on the Bowen Housing Study Update during a Work Session on August 17th.

Giardullo reported that there is now an agreement in place for completion of an appraisal of Glass Farm property. She added that the RFQ for a Strategic Planning Consultant has now been issued. A recommendation for that hire will be made at the August 17th Council meeting.

Giardullo noted Holt's presentation of a SWOT analysis at the Housing Retreat, which concluded that the current code does not present barriers to housing development, but included suggestions for further improvements should Council wish to consider these.

Finally, Giardullo reported, the Lawson Place proforma shows that property as an overall asset to affordable housing in the village.

DeVore Leonard and Hsu volunteered to participate in the selection process for a Strategic Planner.

Burns noted that an updated credit card policy will be coming to Council at the end of July.

Burns stated that he has received a report back from Choice One on the status of signage around and on school properties. Choice One has indicated that current signage is adequate. The flashing lights which have been requested by one member of the public are not required, Burns said, and if Council wishes to put these in place the cost will need to be included in Council's 2027 budget.

Burns cautioned that some signage will change, since school signage is not permitted to extend beyond the borders of school property.

OLD BUSINESS

Consideration of Amended Senior Center Grant Request. DeVore Leonard introduced the topic, noting that the initial award needed to be for a specific purpose, hence Council's passage of the resolution brought in April. Because the YSSC was unable to comply with the Village's terms, they are bringing the request back as an ask for funding for a different purpose.

Caroline Mullin, YS Senior Center Executive Director, asked that Council approve funding for costs to "plan, design and initiate work on" the new Senior Center project. She added that they now have a contract on the proposed property.

DeVore Leonard noted that a resolution will be brought to a subsequent meeting.

Housing Retreat Update. DeVore Leonard noted several areas he had identified as important during the retreat, among them, following up on potential housing properties which may be for sale in the village. He asked for feedback as to whether it is permissible to follow up on possible apartment properties for sale in the village in order to bring that information back to staff.

Hsu added that the format for addressing housing concerns in the village seems to be working well to this point.

Smoke/Vape Moratorium Comments. Hsu stated that since the moratorium appeared on Council's agenda, she has received a number of comments from villagers, primarily along the lines of identifying vaping as a persistent and serious issue for area youth. This has confirmed for her that this is an important for Council to be aware of and to continue to examine enforcement and restrictions.

DeVore Leonard noted that the zoning code is complaint driven.

Holt commented that staff are working on proposed regulations for these types of businesses.

NEW BUSINESS

Update on "Prohibition on the Driving or Digging of Wells" Legislation. Burns noted that he is working with Brown on the legislation and will bring it back once ready.

Proposed Bad Debt Write-Off Policy for Village Accounts. Blankenship stated that she has been in conversation with the Finance Director regarding a policy to cover the occasional unpaid and potentially uncollectable debt. This is not a write-off, Blankenship noted, since payment can still be pursued, but it does let the Finance Director "clean up the books".

YSDC Council Representative Needed. Pierce stated her interest in serving in this capacity. DeVore Leonard MOVED and Hsu SECONDED a NOMINATION OF Pierce to YSDC. The MOTION PASSED 4-0 ON A VOICE VOTE.

FUTURE AGENDA ITEMS

July 20:	5pm WORK SESSION re: New Website Housing Mission Statement Ordinance Approving Supplemental Appropriations for the Third Quarter of 2026 Ordinance Repealing and Replacing Section 206.04 "Credit Card Policy" of the Codified Ordinances of the Village of Yellow Springs, Ohio Ordinance Approving a Bad Debt Write-Off Policy for Village Accounts Resolution Approving a Grant to Yellow Springs Senior Center Resolution Providing VYS Job Descriptions Economic Development Update
Aug. 3:	CANCELLED
Aug. 17:	Work Session: Bowen Housing Update
Sept. 8:	Executive Session/Personnel

ADJOURNMENT

At 7:20pm Pearce MOVED and Hsu SECONDED a MOTION TO ADJOURN. The MOTION PASSED 4-0 ON A VOICE VOTE.

Signed: _____

Gavin DeVore Leonard, Council President

Attest: _____

Judy Kintner, Council Clerk