

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

In Council Chambers @ 6 P.M.

Monday, July 20, 2026

CALL TO ORDER

President of Council Gavin DeVore Leonard called the meeting to order at 6:01 pm.

ROLL CALL

Present were Council President DeVore Leonard, Vice President Angie Hsu and Council members Carmen Brown, Senay Semere and Stephanie Pearce. Solicitor Amy Blankenship, Assistant Village Manager Elyse Giardullo and Village Manager Johnnie Burns were also present.

ANNOUNCEMENTS

Brown noted the fourth in a series of five America 250 speaker events focused on Black Patriots coming up on July 31st.

Semere thanked the Village team for their help in closing Short Street for the World Cup Final community celebration.

Pearce noted Landlord and Tenant listening sessions set for July 28th and 29th, respectively.

CONSENT AGENDA

1. Minutes of July 6, 2026 Regular Meeting
2. Credit Card Statement for June, 2026

Hsu MOVED and Semere 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:

Benjamin Valley re: Animal Control Contract Question
Pam Nelson re: Concern re: Development on Glass Farm
Mayor's Clerk re: Mayor's Reports (3)

CITIZEN CONCERNS

Carrie Stogler stated she was targeted by a tree company recently and wanted to bring it to general attention. She is running an information session on this type of scam and resources available next week.

Liz Porter read a letter of complaint regarding the alley behind her home which she states has potholes which redevelop after filling. She commented that 12 homes use the alley, often for parking, and asked for a more permanent repair, calling past remediations "worthless".

Eric Clark spoke against any development on the Glass Farm, noting other projects planned or underway in the village. He asked that Council "step back from the Glass Farm."

Nicole Stout stated opposition to housing on the Glass Farm. She asked for a community vote on development on Glass Farm. She opined that "everybody at Spring Meadows is opposed to development at Glass Farm."

Robert Hycamp asked that the cost to each household for affordable housing be mapped out before there is any development of the Glass Farm.

Pam Nelson stated that input be gathered from the community before there is any development of the land. She stated that "greenspace is most of the reason we moved to this community."

PUBLIC HEARINGS/LEGISLATION

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

Emergency Reading of Ordinance 2026-13 Approving a Third Quarter 2026 Supplemental Appropriation and Declaring an Emergency. Brown MOVED and Pearce SECONDED a MOTION TO APPROVE.

Giardullo explained that the adjustments reflect reimbursements and donations.

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.

First Reading of Ordinance 2026-14 Repealing and Replacing Section 206.04 “Credit Card Policy” of the Codified Ordinances of the Village of Yellow Springs, Ohio. Brown MOVED and Hsu SECONDED a MOTION TO APPROVE.

Blankenship explained the ordinance, noting that State law requires a credit card policy be in place. This ordinance reflects additions to the policy required by State law.

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

First Reading of Ordinance 2026-15 Renewing a Franchise for Operation of a Gas Utility in the Village of Yellow Springs, Ohio to the Vectren/Center Point Energy Company and Specifying the Terms and Conditions Thereof. Brown MOVED and Semere SECONDED a MOTION TO APPROVE.

Blankenship explained that a number of years ago, a franchise agreement was granted to Vectren’s predecessor for natural gas operations in the Village. CenterPoint Energy Ohio is now selling the Vectren Energy Delivery of Ohio operations to National Fuel Gas Company. That sale is expected to close in the fourth quarter of 2026. CenterPoint is currently doing due diligence with respect to its franchise agreements with municipalities in Ohio. The agreement has an automatic renewal clause unless terminated.

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

Emergency Reading of Ordinance 2026-16 Approving the Editing and Inclusion of Certain Ordinances and Resolutions as Parts of the Various Component Codes of the Codified Ordinances; Approving, Adopting and Enacting New Matter in the Updated and Revised Codified Ordinances; Repealing Ordinances and Resolutions in Conflict Therewith; Publishing the Enactment of New Matter; and Declaring an Emergency. Semere MOVED and Brown SECONDED a MOTION TO APPROVE.

The Clerk explained that codified ordinances have been sent to American Legal Publishing and vetted against State law. Those ordinances as updated to reflect State law where necessary have now been reviewed by staff. Once Council approves the ordinance, American Legal can proceed to update the Village’s codified ordinances.

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.

First Reading of Ordinance 2026-17 Approving a Bad Debt Write-Off Policy for Village Accounts. Brown MOVED and Pearce SECONDED a MOTION TO APPROVE.

Blankenship explained that the Village currently writes off unpaid utility bills and there is occasionally other bad debt for which best practice would be to have a write-off policy in place. Per the attached ordinance Village Council will be presented with debt write-offs for legislative approval.

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

Reading of Resolution 2026-29 Approving a Grant to Yellow Springs Senior Center. Hsu MOVED and Semere SECONDED a MOTION TO APPROVE.

DeVore Leonard explained that this is another resolution providing the same grant to the Senior Center with conditions that they will be able to meet to access the funds, given that the previous resolution’s stipulations were not able to be met.

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 presented the Manager’s Report, noting a number of staff level initiatives underway.

Burns noted that Glass Farm appraisals should be in the second week of August.

Community Outreach Coordinators have been very busy this summer, he noted.

The Village received funding to support the Active Transportation update.

June water loss was a record low at 18.6.

The electric department has asked for additional trimming work to try to stay ahead of the large number of young and reckless squirrels.

Social media outreach continues to grow.

DeVore Leonard asked for details about Holt's Glass Farm community engagement memo.

Holt noted that the 12-week plan covers a number of outreach techniques which will allow staff to gather and distill information collected.

Giardullo added that the new website will help in the outreach efforts.

DeVore Leonard asked that Council be able to visit the site first so they have a handle on questions to be asked.

OLD BUSINESS

Housing Mission Statement. Hsu noted that the statement is meant as a statement to the community as a means of explanation regarding Council's housing efforts.

Brown explained her rewrite of the statement and asked for feedback.

Council decided as a group to have Hsu and Brown work together to craft a combined statement that specifies the need for workforce and affordable (as defined). This will return to Council on August 17th.

NEW BUSINESS

Bowen Housing Study Work Session Discussion. DeVore Leonard asked Council members to get comments on the study to the Clerk by August 10th, and asked the Clerk to send a reminder about three days prior to that date.

BOARD AND COMMISSION REPORTS

Brown reported on upcoming PACC and EC activities.

DeVore Leonard commented on Finance Committee activities.

Semere reported on YSDC's economic development activities.

MVRPC; Pearce attended this meeting, which covered dark skies and air quality.

Pearce commented that the Active Transportation Plan needs to be in to ODOT by February.

DeVore Leonard received confirmation that this plan will drive non-automobile transportation plans in the village for next five years.

FUTURE AGENDA ITEMS

Aug. 3: CANCELLED

Aug. 17: Work Session: Bowen Housing Study

Aug. 17: **Second Reading and Public Hearing of Ordinance 2026-14** Repealing and Replacing Section 206.04 "Credit Card Policy" of the Codified Ordinances of the Village of Yellow Springs, Ohio

Second Reading and Public Hearing of Ordinance 2026-15 Renewing a Franchise for Operation of a Gas Utility in the Village of Yellow Springs, Ohio to the Vectren/Center Point Energy Company and Specifying the Terms and Conditions Thereof

Second Reading and Public Hearing of Ordinance 2026-17 Approving a Bad Debt Write-Off Policy for Village Accounts

Reading of Resolution 2026-31 Providing VYS Job Descriptions

Recommendation of Strategic Planner

Economic Development Progress Update

Updated Glass Farm Timeline

Housing Mission Statement Update

Sep. 8: Executive Session for Evaluation of Personnel

Reading of Resolution 2026-30 Accepting Amounts and Rates as Determined by the Budget Commission and Authorizing the Necessary Tax Levies and Certifying Them to the County Auditor

EXECUTIVE SESSION

At 7:25pm Pearce MOVED to enter Executive Session under Ohio Revised Code 121.22(G)(1) To consider the appointment and employment of public officials and employees. Hsu SECONDED, and the MOTION PASSED 5-0 on a ROLL CALL VOTE.

Blankenship, Burns, the Clerk and Holt were present for the first 35 minutes of the session. Burns and Blankenship were present for the entirety of the session.

At 8:57, Semere 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 8:59, Hsu MOVED and Semere SECONDED a MOTION TO ENTER REGULAR SESSION. The MOTION PASSED 5-0 on a VOICE VOTE.

NOMINATION/VOTE FOR BZA POSITIONS

DeVore Leonard NOMINATED Chad Runyon as a Full Member of BZA. Hsu SECONDED, and the MOTION PASSED 5-0 on a VOICE VOTE.

DeVore Leonard NOMINATED Matt Raska as a Full Member of BZA. Brown SECONDED, and the MOTION PASSED 5-0 on a VOICE VOTE.

NOMINATED Kate Levesconte as an Alternate Member of BZA. Hsu SECONDED, and the MOTION PASSED 5-0 on a VOICE VOTE.

DeVore Leonard MOVED TO HOLD A SPECIAL MEETING OF COUNCIL at 2pm JULY 24, 2026 for the purpose of EXECUTIVE SESSION. Semere SECONDED, and the MOTION PASSED 5-0 ON A VOICE VOTE.

ADJOURNMENT

At 9:03pm Hsu MOVED and Pearce 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