

**COUNCIL FOR THE VILLAGE OF YELLOW SPRINGS
WORK SESSION AND REGULAR COUNCIL MEETING
AGENDA**

In Council Chambers @5:00 P.M.

Monday, July 20, 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.

WORK SESSION @5PM

CALL TO ORDER

ROLL CALL

WORK SESSION

Rollout of new Village website.

ADJOURNMENT

REGULAR SESSION @6PM

CALL TO ORDER

ROLL CALL

ANNOUNCEMENTS

CONSENT AGENDA

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

REVIEW OF AGENDA

I. PETITIONS/COMMUNICATIONS (6:05)

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)

II. CITIZEN CONCERNS (6:10)

III. PUBLIC HEARINGS/LEGISLATION (6:25)

Emergency Reading of Ordinance 2026-13 Approving a Third Quarter 2026 Supplemental Appropriation and Declaring an Emergency

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

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

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

First Reading of Ordinance 2026-17 Approving a Bad Debt Write-Off Policy for Village Accounts

Reading of Resolution 2026-29 Approving a Grant to Yellow Springs Senior Center

IV. SPECIAL REPORTS

V. MANAGER’S REPORT (6:45)

VI. OLD BUSINESS (7:00)

Housing Mission Statement (Hsu: 5 min.)

VII. NEW BUSINESS (7:00)

Bowen Housing Study Work Session Discussion (Giardullo/Burns: 5 min.)

VIII. BOARD AND COMMISSION REPORTS

Planning Commission	Leonard	Brown
Finance Committee	Leonard	Semere
Yellow Spring Development Corporation (YSDC)	Brown	Semere
Public Arts & Culture Commission	Brown	Pearce
Library Commission (LC)	Hsu	Semere
Environmental Commission (EC) (TBD)	Brown	Hsu
Village Mediation Program (VMP)	Brown	
YS School Liaison	Pearce	
YS Chamber Liaison	Leonard	
Active Transportation Liaison	Pearce	
Miami Valley Regional Planning Commission (MVRPC)	Semere	Brown
Greene County Regional Planning Commission (GCRPC)	Brown	Semere
Housing Committee	Hsu	TBD

IX. FUTURE AGENDA ITEMS* (7:20)

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

Sep. 8: **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

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

EXECUTIVE SESSION

Under Ohio Revised Code 121.22(G)(1) To consider the appointment of a public official.

MOTION TO ENTER REGULAR SESSION

NOMINATION/VOTE FOR BZA POSITIONS

ADJOURNMENT

The next regular meeting of the Council for the Village of Yellow Springs will be held at 6:00 p.m. on **Monday, August 17, 2026.**



The Village of **YELLOW SPRINGS**

MEMORANDUM

TO: Village Council

FROM: Elyse Giardullo, Assistant Village Manager

DATE: July 17, 2026

RE: New Village Website

The Village has been working toward a new website as part of a broader effort to improve how we communicate with and provide services to our community. While the current website has served the Village well, technology, accessibility standards, and user expectations have continued to evolve. This project provided an opportunity to create a more user-friendly, accessible, and effective digital presence for residents, businesses, and visitors.

As part of this effort, staff across all Village departments were engaged to help identify the information residents most frequently seek. We used that feedback to organize content around common questions and services, making important information easier to find and access.

The new website includes several significant improvements, including updated navigation, enhanced search functionality, a mobile-friendly design, updated department and staff information, and stronger visual storytelling that highlights the character of Yellow Springs.

A major focus of the redesign was improving accessibility and creating a more inclusive online experience. The new website includes enhanced accessibility features that allow users to customize their experience based on their individual needs, including options to adjust text, contrast, spacing, navigation, and other viewing preferences. The site also includes translation capabilities to help make Village information more accessible to a broader audience.

The Village selected Revize as our website partner due to their municipal website expertise, strong focus on accessibility and user experience, easy-to-manage content platform, and reliable support and training. As part of the project, we have also added ClearDocs, an accessibility tool that converts website PDFs into searchable HTML, improving both accessibility and the ability for users to find information across the site.

During the work session on Monday, July 20, I, along with Digital Media Manager Ben Guenther, will present the new website to Council. We are excited to share the progress made and demonstrate the improvements included in the new platform.

During the presentation, we are seeking Council's feedback and input. Following the work session, staff will incorporate any requested changes and complete final testing before launching the website publicly. Our goal is to move toward a public launch in late July or early August.

We appreciate Council's partnership and feedback as we continue working to improve how the Village communicates and provides services to the community.

Building a Better Digital Front Door

A New Website for the Village of Yellow Springs





Why a New Website?

- Improve access to information and services
- Create a more user-friendly experience
- Enhance transparency and engagement
- Meet current accessibility standards





Limitations of Current Site

- Outdated design and navigation
- Key information is difficult to locate
- Content updates are cumbersome
- Slow response times for technical fixes, often with additional costs
- Does not fully meet accessibility requirements





Accessibility Matters

- Aligning with current ADA standards
- Improving readability and navigation
- Supporting users with different abilities
- Creating a more inclusive online experience





Selecting a Website Partner

Revize was selected for:

- Municipal website expertise
- Strong focus on accessibility and user experience
- Easy-to-manage content platform
- Reliable support and training
- Positive feedback from current users
- Modern, responsive design





What's New?

- Improved search functionality
- Mobile-friendly design
- Clear access to frequently requested services
- Content updates made easy and efficient
- Enhanced use of photography and videography to showcase community vibrancy





A Better Experience for Residents

Residents can more easily:

- Find forms, permits, and applications
- Access agendas, minutes, and public documents
- Connect with Village departments
- Stay informed on news, events, and updates





A Better Experience for Businesses & Visitors

Users can more easily:

- Find forms, permits, and applications
- Explore community events
- Access information on parks and parking





Shaped by Staff Input

- Staff across departments were consulted
- Common resident questions and service needs identified
- Key information is easier to find and access





Cost Savings

- Current website and ClerkBase: \$9,475 annually
- New website (starting Year 2): \$8,650 annually
 - Includes ClearDocs, which converts PDFs to searchable HTML and improves accessibility

Result: Lower annual cost with improved functionality and accessibility





Website Preview

A New Digital Front Door for Yellow Springs

Let's take a look!





Next Steps

- Incorporate Council feedback
- Final polishing and testing
- Website launch
- Ongoing improvements based on community feedback





**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

Date	Transaction	Name	Memo	Amount
6/2/2026	DEBIT	KALAHARI RESORT- OH SANDUSKY OH	24325456152900017128900;	\$675.00 HOTEL FOR MICHELLE FOR FINANCE TRAINING CONFERENCE
6/2/2026	DEBIT	KALAHARI RESTAURANT-OH 419-4337200 OH	24325456152900010437852;	\$30.31 MEAL FOR MICHELLE DURING TRAINING
6/3/2026	DEBIT	NW LINEMAN COLLEGE STU 208-8884817 ID	24755426153181537618495;	\$789.00 LINEMAN TRAINING FOR ALEX KRAUS/ELECTRIC DEPT.
6/3/2026	DEBIT	NW LINEMAN COLLEGE STU 208-8884817 ID	24755426153181537618453;	\$789.00 LINEMAN TRAINING FOR LANE DYKMAN/ELECTRIC DEPT.
6/5/2026	DEBIT	PANERA BREAD #600970 K SANDUSKY OH	24692166155405146815697;	\$4.28 FOOD FOR MR DURING FINANCE TRAINING CONFERENCE
6/5/2026	DEBIT	SAMS CLUB #6517 BEAVERCREEK OH	24445006156400174642607;	\$905.16 CONCESSIONS/POOL
6/8/2026	DEBIT	YSI 800-765-4974 OH	24692166156406633254076;	\$358.00 4110 PH AND TEMP SENSOR/WATER DEPT.
6/8/2026	CREDIT	KALAHARI RESORT- OH SANDUSKY OH	74325456158900017679513;	-\$48.60 CREDIT FROM FINANCE TRAINING CONFERENCE
6/8/2026	DEBIT	B&H PHOTO 800-606-6969 800-2215743 NY	24443466156259410847224;	\$621.22 GIMBAL FOR CHANNEL 5 AND SOCIAL MEDIA
6/8/2026	DEBIT	ODP BUS SOL LLC # 1011 800-463-3768 OH	24137466156501178965768;	\$13.29 NAME PLATE FOR NIA HOLT
6/8/2026	DEBIT	BRILLIANT POS 704-315-5229 NC	24687206156030023829569;	\$2,425.45 NEW POS MACHINE FOR THE POOL
6/8/2026	DEBIT	MENARDS 3369 FAIRBORN OH	24137466157100501686313;	\$28.07 EXTERIOR SCREWS/STREET DEPT.
6/12/2026	DEBIT	SAMS CLUB.COM 800-966-6546 AR	24445006162200288336043;	\$120.30 SNACKS/POLICE DEPT.
6/15/2026	DEBIT	KROGER 838 FAIRBORN OH	24445716163300860573840;	\$39.99 FOOD/POLICE DEPT.
6/15/2026	DEBIT	MENARDS 3369 FAIRBORN OH	24137466164100542000830;	\$65.70 FENCE STAKES/STREET DEPT.
6/18/2026	DEBIT	SAMSClub #6517 BEAVERCREEK OH	24226386169025802341771;	\$694.95 CONCESSIONS/POOL
6/24/2026	DEBIT	MENARDS 3369 FAIRBORN OH	24137466174100312830539;	\$58.70 DRILL BITS/STREET DEPT.
6/25/2026	DEBIT	APA OHIO 330-8146295 OH	24121576175000174230039;	\$700.00 REGISTRATION FOR PLANNING CONFERENCE/PLANNING & ZONING DEPT.
6/25/2026	DEBIT	ALDI 61017 XENIA OH	24231686176799102565860;	\$113.35 LUNCH FOR COUNCIL RETREAT
6/25/2026	DEBIT	BENTINO'S OF YELLOW SP 937-7672500 OH	24695236175900010400174;	\$137.60 PIZZA FOR YOUTH CENTER/STREET DEPT.
6/26/2026	DEBIT	Ohio Economic Developm Columbus OH	24793386177001379206211;	\$299.00 ODEA SUMMIT - DAY 1/PLANNING & ZONING DEPT.
6/26/2026	DEBIT	LOWES #00453* SPRINGFIELD OH	24692166176405827379208;	\$252.56 SUPPLIES FOR WTP AND WRF
6/26/2026	DEBIT	DINO'S CAPPUCCINOS YELLOW SPRING OH	24055236177799999045014;	\$2.00 PAPER CUPS/COUNCIL RETREAT
6/26/2026	DEBIT	SPRINGS MARKET YELLOW SPRING OH	24231686177800310121147;	\$3.65 PAPER SUPPLIES FOR COUNCIL RETREAT
6/29/2026	DEBIT	RENTREDI.COM RENTREDI.COM NY	24011346178100132718246;	\$144.00 ANNUAL RENEWAL FOR RENTREDI PROGRAM/UTILITY OFFICE
7/1/2026	DEBIT	USPS PO 3891980387 YELLOW SPRING OH	24137466182001433050355;	\$9.95 MAILING OF GRANT FOR SOFTBALL/ADMIN
7/1/2026	DEBIT	SAMSClub #6517 BEAVERCREEK OH	24226386182026447488202;	\$717.42 POOL CONCESSIONS
7/1/2026	DEBIT	SAMSClub #6517 BEAVERCREEK OH	24226386182026447488194;	\$200.00 CANDY FOR 4TH OF JULY PARADE
7/1/2026	DEBIT	MENARDS 3369 FAIRBORN OH	24137466181200472899943;	\$47.97 PAPER TOWELS FOR SUTTON FARM
7/2/2026	DEBIT	SPEEDWAY 45234 YELLOW SPRING OH	24137466183001674727785;	\$11.98 OPERATING SUPPLIES/POLICE DEPT.
7/2/2026	DEBIT	SPRINGFIELD RURAL KING SPRINGFIELD OH	24431066183460088510206;	\$150.92 FLAIL MOWER SAFETY GUARDS/STREET DEPT.
				\$10,360.22

Supplemental Appropriation Worksheet

<u>Account #</u>	<u>Description</u>	<u>Addition to Budget</u>	<u>Comments</u>
101-1201-51120	Public Safety-Uniforms	\$4,690.03	Body armor grant reimbursement from Ohio Attorney General
101-1201-53150	Community Outreach	\$700.00	Various Donations
204-1604-54109	Special Events- Youth Center	\$90.00	T-Shirt sales-donation
204-1604-54102	Operating Supplies-Youth Center	\$1,458.00	Parking donations from Street Fair
204-1604-54109	Special Events- Youth Center	\$3,000.00	Parking donations from Street Fair
213-1201-54102	Coats & Supplies Fund	\$100.00	Coat fund donation
601-1302-53101	Other Contractual Services	\$4,207.61	Insurance reimbursement for truck rental Electric Dept.

\$14,245.64

101	General Fund	\$5,390.03	
204	Parks & Recreation Fund	\$4,548.00	
213	Coats & Supplies Fund	\$100.00	
601	Electric Operating Fund	\$4,207.61	

\$14,245.64

ORDINANCE NO. 2026-13
2026 THIRD 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, 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 07/20/26	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	\$5,390.03	\$2,249,176.03
	<i>Personnel Services</i>	<i>\$1,800,726.00</i>	<i>\$4,690.03</i>	<i>\$1,805,416.03</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	\$5,390.03	\$5,417,303.03

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	\$820,049.00	\$4,548.00	\$824,597.00
	Parks Total	\$271,803.00		\$271,803.00
	<i>Personnel Services</i>	<i>\$91,763.00</i>		<i>\$91,763.00</i>
	Pool Total	\$150,333.00		\$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	\$4,548.00	\$20,123.00
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	\$6,746.00		\$6,746.00
213	Coat & Supply Fund	\$2,575.00	\$100.00	\$2,675.00
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
	Personnel Services	\$51,404.00		\$51,404.00
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		\$2,033,072.00	\$4,648.00	\$2,037,720.00

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

301	Police Vehicle Replacement Fund	\$0.00		\$0.00
303	Water - Capital Fund	\$117,896.24		\$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		\$1,209,643.98	\$0.00	\$1,209,643.98

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

601	Electric Fund Total	\$6,219,318.12	\$4,207.61	\$6,223,525.73
	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		\$9,913,598.12	\$4,207.61	\$9,917,805.73

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

GRAND TOTAL APPROPRIATIONS ALL FUNDS	\$18,568,227.10	\$14,245.64	\$18,582,472.74
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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

Angie Hsu

Carmen Brown

Senay Semere

Stephanie Pearce



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Amelia Blankenship
Of Counsel
513 870 6579 Direct Phone
ablankenship@bricker.com

To: Village Council
From: Amy Blankenship, Village Solicitor
Re: Credit Card Policy Update
Date: July 20, 2026

Ohio Revised Code Section 717.31 requires municipalities to maintain a credit card policy that addresses all of the following:

- (1) The officers or positions authorized to use a credit card account;
- (2) The types of expenses for which a credit card account may be used;
- (3) The procedure for acquisition, use, and management of a credit card account and presentation instruments related to the account including cards and checks;
- (4) The procedure for submitting itemized receipts to the village clerk or city auditor or the clerk's or auditor's designee;
- (5) The procedure for credit card issuance, credit card reissuance, credit card cancellation, and the process for reporting lost or stolen credit cards;
- (6) The municipal corporation's credit card account's maximum credit limit or limits;
- (7) The actions or omissions by an officer or employee that qualify as misuse of a credit card account.

In consultation with the Finance Director, I am recommending the attached revisions to the Village's Credit Card Policy to address all provisions in R.C. 717.31.

VILLAGE OF YELLOW SPRINGS, OHIO
Ordinance 2026-14

**ENACTING NEW SECTION 206.04 “CREDIT CARD POLICY” OF THE CODIFIED
ORDINANCES OF THE VILLAGE OF YELLOW SPRINGS, OHIO**

Whereas, the Village enacted a credit card use policy in 2022 in response to R.C. 717.31, enacted by House Bill 312 in November of 2018 which required all municipalities in Ohio to update credit card use policies to contain certain provisions; and

Whereas, several revisions are needed to that policy,

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

Section 1. Section 206.04 of the Codified Ordinances of the Village of Yellow Springs is enacted to read as set forth in Exhibit A, which is attached hereto and incorporated herein; with deleted text marked in ~~strikeout~~ and new text in **bold**.

Section 2. This ordinance will be in full force and effect from the earliest time permitted by law.

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____

Exhibit A to Ordinance 2026-14

CHAPTER 206

206.04 CREDIT CARD POLICY

(a) Definitions. As used in this section,

1. "Account" means any bank-issued credit card account, store-issued credit card account, financial institution-issued credit card account, financial depository-issued credit card account, affinity credit card account, or any other card account allowing the holder to purchase goods or services on credit or to transact with the account, and any debit or gift card account related to the receipt of grant moneys. "Account" does not include a procurement card account, gasoline or telephone credit card account, or any other card account where merchant category codes are in place as a system of control for use of the card account.
2. "Agreement" means the Credit Card Agreement form for authorized users in use since October of 2020 and subject to administrative amendments.
3. "Compliance Officer" means a person authorized by the Village Manager to perform the duties herein established to assure that all employees are educated as to their responsibilities regarding credit card use, including those of proper authorization and documentation.
4. "Authorized user" means a person authorized to access an account.
5. "Card" and "credit card" means "account" as used in this section.
6. "Invoice" means a record showing delivery of tangible or intangible goods or performance of a service including the date of the purchase or rendering of the service; an itemization of the work done, material supplied, or labor furnished, and the sum due pursuant to any contract or order.
7. "Order" means a copy of a contract or a statement of the nature of a contemplated expenditure, a description of the property or goods to be purchased or service(s) to be performed.
8. "Purchase order" means a requisition made in compliance with OAC § 117-2-02(C)(2) and R.C. 5705.41 (D). Purchase orders are not effective unless the Finance Director's certificate is attached.
9. "Receipt" means a paper or digital record of payment for a transaction by credit card for purposes of this section.
10. "Rewards" means points or other card-related bonuses or incentives (for example, frequent flyer miles or discounts) received from vendors as the

result of Village business, which shall be used for the future benefit of the Village only and treated like cash receipts and expenditures.

- (b) Authorized Users of Village Credit Card. The Authorized Users are the Clerk of Council, the Village Manager, Chief of Police, Finance Director, Public Works Director, Department heads and certain procurement staff subject to the discretion of the Village Manager. Each Authorized User shall have access to the credit cards issued to the Village imprinted with the Village's name and the Authorized User's name, upon completion of an Agreement witnessed by the Village Manager, agreeing to comply with this Chapter and other applicable rules and regulations. Upon issuance, each card is to be utilized only by that authorized user.
- (c) Authorized expenses. The Village credit card may be only used for expenses related to Village operations, travel and meeting expenses, equipment and maintenance, and fuel for Village vehicles. Use of Village-issued credit cards is strictly limited to transactions for proper public purposes.
- (d) **Acquisition. New cards can only be acquired by concurrence of the Village Manager and the Finance Director.**
- (e) Management of Credit Card Accounts.
 - 1. Bank Credit Cards. The "Bank Credit Cards" are general spending cards issued by Wesbanco in the name of the Village of Yellow Springs. Each purchase must be approved by the Village Manager and/or the relevant Department Head and a purchase order must be issued by the Finance Director before any purchase is made.
 - 2. Store Credit Cards. The Village maintains several "Store Credit Cards" issued in the name of the Village of Yellow Springs which may or may not include the names of Authorized Users, including Sam's Club, Speedway and other vendors. These are also known as "fleet cards" when used for Village vehicle-related purchases.
 - 3. Security. Each Authorized User is solely responsible for securing every Card, signing the physical card, and shall immediately report any loss, suspicious activity, or theft to the Finance Director, who shall be responsible for notifying the issuer, cancellation, and obtaining a replacement card.
 - 4. Credit Card Checks. The Village does not authorize the use of checks associated with Cards.
 - 5. Revocation of Privileges. All cards are the property of the Village and privileges as an Authorized User may be revoked at any time.
 - 6. Retention of account information. Under no circumstances shall a vendor be permitted to retain card information after a transaction, and Authorized Users shall not retain account information apart from the physical card such as cached data on a browser or mobile app, or a paper copy of a card number.

7. Renewals. Upon receipt of a renewal Card (generally within 30 days of expiration of the existing Card), the Authorized User shall submit the old card to the Finance Director for destruction.
 8. Rewards and Points. At no time will any employee of the Village receive personal rewards or points for any purchase made using Village Cards.
 9. Unauthorized charges and fees. Authorized users are personally liable for unauthorized charges and any associated fees.
- (f) Purchase Authorization and Submission of Receipts. When a purchase is anticipated, a purchase order must be prepared by the Finance Director before any purchase can be made. The Departmental Head or the Village Manager must authorize the purchase. Once the purchase has been made, the authorized user making the purchase must submit the receipt or online order confirmation to the Finance Director for attachment to the purchase order. If a cash register receipt does not contain an itemized description of the item(s) purchased, the Authorized User shall write it on the receipt or a separate record prior to submission. All receipts should be submitted to the Finance Director within five business days of purchase to be considered timely, absent extenuating circumstances.
- (g) Credit Card Credit Limits. Each Card will be assigned a unique number and will be billed separately by the issuer. Each Card shall have a predetermined spending limit (no card shall have a limit in excess of \$10,000) and Authorized Users are responsible for maintaining spending under that limit.
- (h) Tax Exempt Status. The Village is exempt from Ohio sales taxes and authorized users shall inform in-state suppliers of this exempt status and provide a copy of the Village's Tax Exempt Certificate if necessary. The Finance Director will provide the tax exempt certificate upon request.
- (i) Misuse of Credit Card Accounts. The following acts or omissions constitute misuse of the Credit Card Account and may be subject to disciplinary action and/or criminal prosecution:
1. Any purchase not authorized in advance, or, in an emergent situation, within 24 hours of purchase.
 2. Any purchases of alcohol or tobacco, or entertainment.
 3. Purchases that are for personal use and not Village business.
 4. Cash advances or traveler's checks.
 5. Allowing any individual other than the Authorized User to use the card.
 6. Failure to return a Card upon termination of Village employment.
 7. Use of the credit card to make any purchase that violates Ohio Ethics Law and Chapter 212 of the Village Codified Ordinances prohibiting transactions which are or may be perceived as a conflict of interest (i.e., purchases from a

business in which the Authorized User, a family member or any business associate has a direct financial or other interest).

8. Receipt of cash refunds or in-store credit for any returns or exchanges. Such amounts must be credited back to the credit card account. If a supplier issues a refund by check or other means, it must be submitted to the Finance Director within five (5) days of receipt by the Authorized User.
 9. The Authorized User is liable in person and upon any official bond he/she has given to the Village to reimburse any and all amounts for which the Authorized User does not provide itemized receipts.
 10. Use of a credit card account for expenses beyond those authorized by Council constitutes misuse of a credit card. An officer or employee of the Village or a public servant as defined under R.C. 2921.01 who knowingly misuses a credit card held by the Village violates R.C. 2913.21 and may be subject to criminal prosecution.
- (j) Review. On a monthly basis, the Finance Director shall present to Council the credit card statement and shall have Council approve each payment cycle for the credit cards. The Finance Director shall annually present a report with the Council detailing all rewards received based on the use of the Village's credit card accounts pursuant to R.C. 717.31(H) **(G). The compliance officer and the legislative authority at least quarterly shall review the number of cards and accounts issued, the number of active cards and accounts issued and the credit limits and expiration dates associated with those cards and accounts.**



The Village of **YELLOW SPRINGS**

MEMORANDUM

TO: Village Council

FROM: Johnnie Burns, Village Manager

DATE: July 17, 2026

RE: Natural Gas Franchise Ordinance – Vectren Energy Delivery of Ohio, LLC

The attached ordinance renews the Village's natural gas franchise agreement with Vectren Energy Delivery of Ohio, LLC, granting the company the non-exclusive right to construct, operate, and maintain natural gas infrastructure within the Village's public rights-of-way for an initial term of twenty-five (25) years. The franchise automatically renews in five-year increments unless the Village provides notice of its intent to terminate after the twenty-third year, as outlined in the agreement.

The ordinance incorporates applicable provisions of the Village Charter and Public Utilities Commission of Ohio regulations governing natural gas service. It also establishes operational requirements intended to protect the Village's interests, including:

- Restoration of public rights-of-way following construction activities.
- Annual construction and major maintenance planning upon request.
- Coordination with the Village through permitting requirements, except during emergencies.
- Provision of utility mapping information upon request.
- Relocation of facilities at the Company's expense when necessary for municipal improvement projects.
- Indemnification of the Village for claims arising from the Company's operations.
- Compliance with applicable local, state, and federal laws.

This franchise is non-exclusive and does not limit the Village's authority to grant similar rights to other providers. Staff recommends approval of the ordinance to continue uninterrupted natural gas service while maintaining the Village's oversight of utility work within the public right-of-way.



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Amelia Blankenship
Of Counsel
513 870 6579 Direct Phone
ablankenship@bricker.com

To: Village Council
From: Amy Blankenship, Village Solicitor
Re: Vectren Energy/ dba Centerpoint - Franchise Agreement Ordinance
Date: July 20, 2026

Per Section 56 of the Village Charter Council may, by ordinance, grant permission to construct and operate a public utility in the streets and public grounds of the Village or across private property when right of way has been acquired by agreement or condemnation.

Many 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 Village's franchise agreement, it was discovered, has expired.

This attached ordinance enters into a new franchise agreement with an "evergreen" provision which will allow the agreement to continue without expiration. The terms of the agreement are very similar to the previous franchise agreement. The agreement reserves significant authority to the Village to direct the franchisee to remove or relocate lines as needed to accommodate public work. This agreement has an initial term of 25 years and will automatically renew for additional 5 year periods unless terminated.

VILLAGE OF YELLOW SPRINGS, OHIO
Ordinance 2026-15

**GRANTING TO VECTREN ENERGY DELIVERY OF OHIO, LLC, ITS
SUCCESSORS AND ASSIGNS, A GAS FRANCHISE IN THE VILLAGE
OF YELLOW SPRINGS, STATE OF OHIO, FOR A PERIOD OF
TWENTY-FIVE (25) YEARS, AUTOMATICALLY RENEWING FOR
ADDITIONAL PERIODS OF FIVE (5) YEARS UNLESS NOTICE IS
GIVEN, COMMENCING ON THE EFFECTIVE DATE OF THIS
ORDINANCE**

WHEREAS, it is necessary to adopt an ordinance granting Vectren Energy Deliver of Ohio, LLC, its successors and assigns, a gas franchise allowing the right and privilege of transacting business with the Village of Yellow Springs,

**NOW THEREFORE BE IT ORDAINED BY COUNCIL FOR THE VILLAGE OF
YELLOW SPRINGS, STATE OF OHIO, THAT:**

SECTION 1: Subject to the terms and conditions hereof, Vectren Energy Delivery of Ohio, LLC. ("the Company"), its successors and assigns, are granted the right and privilege for the period of twenty-five (25) years, commencing on the effective date of this ordinance, to do, carry on and transact in the Village of Yellow Springs ("the municipality") including any area annexed thereto, the authorized business of the Company, including the business of supplying natural gas to the municipality and its inhabitants for the purposes for which natural gas is now or may hereafter be used, and to that end to enter upon and in, use and occupy the streets, alleys, avenues, public places and ways of the municipality to install, maintain and operate all necessary and proper lines, equipment and devices for carrying on its business pursuant to the terms and conditions listed herein. The rights granted to the Company pursuant to this Ordinance shall automatically renew for five (5) year periods. The municipality may give two (2) years notice of its intent to terminate this Agreement any time after the twenty-third (23) year.

This grant shall apply to all such lines, equipment and devices used or useful for the aforesaid purposes, which are now owned by the Company in said municipality, and to such as hereafter may be installed, placed or erected by the Company.

SECTION 2: The Company's Natural Gas Service General Service Rules and Regulations filed with and approved by The Public Utilities Commission of Ohio currently in effect, and as may be amended from time to time pursuant to the authority of The Public Utilities Commission of Ohio, shall apply to and shall control the furnishing of natural gas services to the Company's customers. Those sections of the Village of Yellow Springs Charter relating to public utility franchises: Section 56. Granting Franchises, Section 57. Limitations on Franchises, Section 58 Quality and Rates of Service, Section 59 Right to Purchase, Section 60 Extension of Service, Section 61 Consent Not Required, Section 62 Control of Location, are incorporated herein by reference.

SECTION 3: Upon the installation, removal or relocation of any such lines, equipment and devices, the surface of each street or public way, which may have been disturbed or broken, shall be replaced in good and workmanlike condition by the Company.

SECTION 4: Nothing in this ordinance shall be construed as granting to the Company an exclusive right or privilege.

SECTION 5: Upon request of the municipality made no later than November 1st of each calendar year, under this franchise, the Company agrees to file with the municipality a Construction and Major Maintenance Plan ("Plan"), in a format mutually agreeable to the municipality and the Company, that includes the Company's currently scheduled and/or anticipated construction or major maintenance projects for the next calendar year located within the geographical boundaries of the municipality. Said Plan shall be filed on or before January 15th of the calendar year for which the Plan is applicable or on another mutually agreeable date.

SECTION 6: The Company recognizes that it owns numerous facilities and real property within the municipality and recognizes its commitment to maintain these facilities in a manner befitting the surrounding environment of each facility.

SECTION 7: Upon request of the municipality but not more than once annually, the Company shall provide to the municipality in the most advanced mapping format and in as much detail as currently available to the Company, maps covering the location of all of the Company's natural gas facilities located within the public rights of way within the municipality.

SECTION 8: Prior to the commencement of any construction activity by the Company within the public rights of way that requires a permit and otherwise is not exempted by this franchise, the Company agrees to take all reasonable steps to secure all applicable permits from the municipality. The municipality may impose reasonable conditions upon the issuance of any permit and the performance of the Company thereunder to protect the public health, safety and welfare of its constituents.

SECTION 9: The Company shall not be required to secure a permit for construction activity required as a result of any condition involving Company natural gas facilities located within the public rights of way, that poses a clear and immediate danger to life, health or safety to any person or a significant loss of real or personal property (an "Emergency"). Company shall notify the municipality as soon as reasonably possible upon learning of any event regarding Company natural gas facilities located within the public rights of way that the Company considers to be an Emergency. The Company agrees to restore the impacted public rights of way to its pre-Emergency condition or functional equivalent as soon as practicable after the Emergency ends.

SECTION 10: The Company, upon request by the municipality, shall remove, adjust or relocate any and all natural gas pipes, main, service pipes, conduits, valve, drips, curb boxes, manholes, vaults, regulators, or any other natural gas devices or appliances located within the public rights of way at no cost to the municipality when such removal, adjustment or relocation is requested to accommodate a municipal improvement involving streets, alleys, avenues, public places and ways of the municipality.

Section 11: The Company agrees to indemnify and hold the municipality harmless from any claims arising from the franchisee's operations within the Village.

Section 12: As a condition of this franchise, the Company represents that it presently is, to the best of its knowledge, and shall remain during the term of this franchise, in compliance with all applicable local, state and federal laws and regulations, including those relating to discrimination in the workplace.

SECTION 13: This ordinance shall take effect and be in force from and after the earliest period allowed by law.

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____

CERTIFICATE

I, _____, Clerk of the _____ of _____, Ohio, do hereby certify that the foregoing is a true and correct copy of Ordinance No. _____, passed by the Council of said _____ on the _____ day of _____, 20__.

WITNESS my hand at the _____ of _____, Ohio, this _____ day of _____, 20__.

COUNCIL CLERK

VILLAGE OF YELLOW SPRINGS, OHIO

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**

WHEREAS, American Legal Publishing has completed its updating and revision of the Codified Ordinances of the Village; and

WHEREAS, various ordinances and resolutions of a general and permanent nature have been passed by Council since the date of the last updating and revision of the Codified Ordinances (December 31, 2023) and have been included in the Codified Ordinances of the Village; and

WHEREAS, certain changes were made in the Codified Ordinances to bring Village law into conformity with State law;

NOW, THEREFORE, Council for the Village of Yellow Springs, Ohio, hereby ordains that:

Section 1. The editing, arrangement and numbering or renumbering of the following ordinances and resolutions and parts of ordinances and resolutions are hereby approved as parts of the various component codes of the Codified Ordinances of the Village, so as to conform to the classification and numbering system of the Codified Ordinances:

<u>Ord. or</u> <u>Res. No.</u>	<u>Date</u>	<u>C.O. Section</u>
2024-04	5-6-24	1264.01 to 1264.04
2024-10	9-3-24	1040.13
2024-13	10-21-24	238.03
2024-14	10-21-24	238.06
2025-01	1-21-25	1256.01, 1256.02
2025-02	1-21-25	1260.03
2025-03	1-21-25	1268.02
2025-08	6-2-25	220.02
2025-18	10-20-25	1264.02

2025-20	10-20-25	1048.09
2025-21	10-20-25	1284.01 to 1284.11
2025-22	10-20-25	1268.01 to 1268.09

Section 2. The following sections of the Codified Ordinances are or contain new matter in the Codified Ordinances and are hereby approved, adopted and enacted:

402.02, 402.04, 402.041, 402.05, 402.051, 402.052, 402.053, 402.054, 402.055, 402.071, 402.075, 402.12, 402.131, 402.136, 402.16, 402.165, 402.195, 402.197, 402.198, 402.20, 402.205, 402.211, 402.217, 402.219, 402.251, 402.27, 402.31, 402.33, 402.34, 402.39, 402.391, 402.41, 402.426, 402.43, 402.435, 402.439, 402.48, 402.51, 402.52, 402.53, 402.541, 402.554, 402.57, 402.59, 414.03, 414.04, 414.09, 414.11, 414.12, 416.01, 416.03, 416.12, 432.16, 432.22, 432.33, 432.34, 432.35, 432.36, 434.03, 434.04, 434.09, 434.10, 434.11, 436.04, 436.071, 436.074, 436.09, 436.14, 438.24, 438.26, 438.29, 440.08, 442.01, 452.05, 606.06, 608.04, 608.09, 608.16, 612.08, 624.01, 624.04, 624.05, 624.06, 624.07, 624.08, 624.15, 636.18, 636.21, 636.28, 642.01, 666.01, 666.02, 666.03, 666.23, 672.01, 672.22, 678.15, 698.03, 698.05

Section 3. All ordinances and resolutions or parts thereof which are in conflict or inconsistent with any provision of the new matter adopted in Section 2 of this ordinance are hereby repealed as of the effective date of this ordinance, except as follows:

- (a) The enactment of such sections shall not be construed to affect a right or liability accrued or incurred under any legislative provision prior to the effective date of such enactment, or an action or proceeding for the enforcement of such right or liability. Such enactment shall not be construed to relieve any person from punishment for an act committed in violation of any such legislative provision, nor to affect an indictment or prosecution therefor. For such purposes, any such legislative provision shall continue in full force notwithstanding its repeal for the purpose of revision and codification.
- (b) The repeal provided above shall not affect any legislation enacted subsequent to January 13, 2026.

Section 4. Pursuant to Section 25 of the Village Charter and R.C. § 731.23, the Clerk of Council shall cause to be published a summary of this ordinance within one week after its passage, together with a summary of the new matter contained in the 2026 Replacement Pages hereby approved, adopted and enacted, a copy of which summary is attached hereto as Exhibit A.

Section 5. This ordinance is hereby declared to be an emergency measure, the emergency being the immediate necessity to provide for the public health, peace and welfare by providing an up-to-date codification of the legislation of the Village, consistent with State law, where and as required by Article XVIII, Section 3, of the Ohio Constitution, with which to administer the affairs of the Village, enforce law and order and avoid practical and legal entanglements, wherefore this ordinance, including the 2026 Replacement Pages hereby approved, adopted and enacted, shall be in full force and effect from and immediately after its passage by an affirmative vote of not less than four members of Council.

Gavin DeVore Leonard, President of Council

Passed: _____

Attest:

Judy Kintner, Clerk

Roll Call:	Leonard	_____
	Hsu	_____
	Brown	_____
	Semere	_____
	Pearce	_____

EXHIBIT A

SUMMARY OF NEW MATTER CONTAINED IN THE 2026 REPLACEMENT PAGES FOR THE CODIFIED ORDINANCES OF YELLOW SPRINGS, OHIO

New matter in the 2026 Replacement Pages for the Codified Ordinances of Yellow Springs, Ohio, includes legislation regarding:

Section New or amended matter regarding:

- 402.02 Agricultural tractor and traction engine; multi-wheel agricultural tractor definition.
- 402.04 Arterial street or highway definition.
- 402.041 Autocycle definition.
- 402.05 Bicycle definition.
- 402.051 Bicycle box definition.
- 402.052 Bicycle lane definition.
- 402.053 Bicycle signal face definition.
- 402.054 Bicycle signal sign definition.
- 402.055 Bikeway definition.
- 402.071 Busway definition.
- 402.075 Cab-enclosed motorcycle definition.
- 402.12 Crosswalk definition.
- 402.131 Driveway definition.
- 402.136 Electronic definition.
- 402.16 Expressway definition.
- 402.165 Farm machinery definition.
- 402.195 Highway traffic signal definition.
- 402.197 Hybrid beacon definition.
- 402.198 In-road warning light definition.
- 402.20 Intersection definition.
- 402.205 Lane-use control signal definition.
- 402.211 Limited driving privileges definition.
- 402.217 Median definition.
- 402.219 Motor-driven cycle or motor scooter definition.
- 402.251 Natural resources officer definition.
- 402.27 Pedestrian definition.
- 402.307 Private road open to public travel definition. (Repealed)
- 402.31 Private road definition.

402.33 Railroad definition.
402.34 Railroad sign or signal definition. 402.35
Railroad train definition. (Repealed) 402.39
Roadway definition.
402.391 Roundabout definition.
402.41 School bus definition.
402.426 Shoulder definition.
402.43 Sidewalk definition.
402.435 Site roadway open to public travel definition.
402.439 State definition.
402.48 Street or highway definition.
402.51 Traffic definition.
402.52 Traffic control device definition.
402.53 Traffic control signal definition.
402.541 Train definition.
402.554 Two-stage bicycle turn box definition.
402.57 Vehicle definition.
402.59 Wildlife officer definition.
414.03 Traffic control signal terms and lights.
414.04 Signal to control lane direction of travel.
414.09 Unauthorized possession or sale of devices.
414.11 Signal preemption devices; prohibitions.
414.12 Bicycle symbol signal indications.
416.01 Duties of pedestrians and drivers at crosswalks.
416.03 Right-of-way yielded by pedestrian; crossing roadways.
416.11 Motorized wheelchair operators. (Repealed)
416.12 Operation of electric personal assistive mobility devices.
432.16 Intersections at which traffic control signals fail or malfunction.
432.22 Stop signs on private roads
432.33 Driving across grade crossings.
432.34 Stopping at grade crossings.
432.35 Slow-moving vehicles or equipment at grade crossings.
432.36 Obstructing intersections, crosswalks or grade crossings.
434.03 Maximum speed limits; assured clear distance ahead.
434.04 Speed limits on private roads.
434.09 Street racing, stunt driving and street takeovers prohibited.
434.10 Vehicular homicide; vehicular manslaughter; vehicular assault.
434.11 Operation restricted for mini-trucks and low-speed, under-speed, or utility vehicles.
436.04 Certain acts prohibited.
436.071 Driving under suspension or in violation of license restriction.

436.074 Driving under financial responsibility law suspension or cancellation;
driving under a nonpayment of judgment suspension.

436.09 Display of license plates; registration; obstructions.

436.14 Removal of vehicles after accidents.

438.24 Tinted glass; materials on glass.

438.26 Motor vehicle stop lights.

438.29 Use of child restraints.

440.08 Occupying travel trailer, fifth wheel vehicle, or manufactured or mobile
home while in motion.

442.01 Drivers of commercial vehicles definitions

452.05 Willfully leaving vehicles on private or public property.

606.06 Limitation on criminal prosecutions.

608.04 Failure to report a crime or death.

608.09 Compliance with lawful order of police officer; fleeing.

608.16 Disposition of unclaimed or forfeited property held by Police Department.

612.08 Hours of sale or consumption.

624.01 Drugs definitions

624.04 Possession of drug abuse instruments.

624.05 Permitting drug abuse.

624.06 Use or possession of paraphernalia.

624.07 Abusing harmful intoxicants.

624.08 Illegal dispensing of drug samples.

624.15 Pseudoephedrine sales.

636.18 Domestic violence.

636.21 Illegal distribution of cigarettes, other tobacco products, or
alternative nicotine products; transaction scans. 636.26 Failure to
perform viability testing. (Repealed) 636.28 Illegal use of a tracking
device or application.

642.01 Offenses relating to property definitions.

666.01 Sex related offenses definitions.

666.02 Unlawful sexual conduct with a minor.

666.03 Sexual imposition.

666.23 Nonconsensual dissemination of private sexual images. (Repealed)

666.23 Grooming.

672.01 Theft.

672.22 Medicaid fraud.

678.15 Concealed handgun licenses: possession of a revoked or suspended license;
additional restrictions; posting of signs prohibiting possession.

698.03 Imposing sentence for misdemeanor.

698.05 Multiple sentences.



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To: Village Council
From: Amy Blankenship, Village Solicitor
Re: Debt Write-off Ordinance
Date: July 20, 2026

As discussed at the July 6th Village Council meeting, the Finance Director and I are recommending Council approve an ordinance addressing debt write off in the Village. 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.

**VILLAGE OF YELLOW SPRINGS
ORDINANCE 2026-17**

**AUTHORIZING “BAD DEBT” WRITE-OFF OF ACCOUNT BALANCES FOR
VILLAGE OF YELLOW SPRINGS ACCOUNTS IDENTIFIED AS UNCOLLECTIBLE**

WHEREAS, the Village of Yellow Springs provides electricity, water, sewer and sanitation service to its citizens in accordance with the rates and terms set forth in Part 10, Title 4, of the Codified Ordinances of Yellow Springs; and

WHEREAS, the Village of Yellow Springs operates an affordable apartment complex and acts as a landlord in that capacity; and

WHEREAS, it is inevitable that, from time to time, there are accounts that fall into debt and despite best efforts to collect, the Village is unable to obtain payment through usual means; and

WHEREAS, upon the recommendation of the Village Manager and Finance Director, Village Council wishes to permit ongoing write-off of uncollectable utility account balances as deemed necessary,

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

Section 1. Council hereby approves the writing-off of bad debt as deemed necessary by the Finance Director and Village Manager subject to the following process:

- (a) Each Village department is responsible for analyzing their respective outstanding accounts receivable and identifying accounts that are reasonably determined to be uncollectible for recommendation to be written-off. As deemed necessary, or once annually, each department head shall compile an uncollectible account listing containing the following information: the originating department; name and signature of the department head submitting the request for write-off; the date of the request; the name and address of each debtor associated with the subject account; the nature of the debt or other relevant particular information of the debt; the date in which the receivable or amount was due for each subject account; the affected general ledger account number that applies; the amount determined to be uncollectible; and the methods/measures taken to collect the debt.
- (b) Identified account listings shall be submitted to the Finance Director for review. In consultation with the Village Manager and Village Solicitor, the Finance Director shall present requested write-offs to Village Council for approval.

(c) Department heads shall submit any and all write-off requests for the year to the Finance Director no later than September 30th to ensure timely processing. All approved write-offs must be completed by the department head no later than sixty (60) days from the date of approval by Council, as the case may be. Upon completion, each department head shall provide documentation evidencing such write-offs to the Finance Director.

Section 2. This Ordinance shall be in effect at the earliest time permitted by law.

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__	

**VILLAGE OF YELLOW SPRINGS, OHIO RESOLUTION
2026-29**

APPROVING A ONE-TIME GRANT TO THE YELLOW SPRINGS SENIOR CENTER

WHEREAS, Council affirms that the existence of a Senior Center is a valuable asset to the community, providing resources, a social gathering space and ongoing educational and entertainment options for the community as a whole; and

WHEREAS, during their 2026 budget process Council approved the inclusion of \$32,000.00 for a one-time grant to the Senior Center to support the Senior Center in 2026; and,

WHEREAS, the Village and the Senior Center were unable to come to terms for release of grant funds approved by resolution of this Council on April 20, 2026 and therefore the Senior Center has submitted a new request for funds to assist in funding design costs for the new Senior Center to be located at 108 Cliff Street,

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

Section 1. Village Council hereby authorizes the issuance of grant funds in the amount of \$32,000.00, in accordance with the terms set forth herein, to be taken from Council's budget line #101101054109.

Section 2. Village Council hereby recognizes the existence and operation of the Senior Center as a community good serving the established public purpose of promoting and supporting the social engagement and wellbeing of village senior citizens.

Section 3. Council hereby directs staff to enter into an agreement with the Senior Center, in a form approved by the Village Manager and Solicitor, committing to the donation of \$32,000.00.

Gavin DeVore Leonard, President of Council

PASSED: 7-20-2026

Attest: _____
Judy Kintner, Council Clerk

ROLL CALL:

Gavin DeVore Leonard__Y_ Angie Hsu__Y_ Carmen Brown__Y_
Senay Semere__Y_ Stephanie Pearce_Y__



Another spectacular fireworks display for the Fourth of July at Gaunt Park.

Photo by Ben Guenther

Manager's Report

Johnnie Burns, Village Manager

July 20, 2026

Village of Yellow Springs

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A Summer of Events

Since our last Manager's Report in mid-May, the Village has enjoyed a full calendar of summer events and community celebrations. From the June Street Fair, to the Fourth of July festivities, to Juneteenth and Pride celebrations, these gatherings have provided opportunities for residents and visitors to come together, celebrate, and experience the unique community spirit that makes Yellow Springs special.

We are fortunate to have many partners who help make these events possible. The Chamber of Commerce, the Yellow Springs Community Foundation, and Miami Township Fire & Rescue all play important roles in supporting and strengthening these community efforts. I also want to recognize our Police Department and Public Works crew for the work they do behind the scenes to help ensure events are safe, accessible, and run smoothly. Their preparation, coordination, and commitment allow our community to gather and celebrate with confidence.



Left to right: Juneteenth, YSPRIDE, Fourth of July.

Ohio Cyber Range Institute

Staff training through the Ohio Cyber Range Institute (OCRI) has begun. OCRI is a statewide cybersecurity initiative that provides training and resources to help organizations strengthen their cybersecurity practices and better prepare for evolving cyber threats. Employees will have a little over a month to complete this online training, which is designed to increase awareness and provide staff with the tools needed to recognize and respond to potential cybersecurity risks.

Strategic Planning – Request for Qualifications

The Village's Strategic Planning Request for Qualifications (RFQ) process is nearing its conclusion, with all submissions due July 29. Staff have continued to engage with interested consulting firms, providing additional information and answering questions throughout the process.

Following the submission deadline, staff will work with Council President DeVore Leonard and Council Vice President Hsu to identify firms for potential interviews and evaluate proposals. A recommended firm will ultimately be brought forward for Council consideration at the August 17 meeting.



Social media graphic for the RFQ for strategic planning.

Second Housing Retreat

On June 25, Council and staff held the Village's second Housing Retreat as part of ongoing efforts to continue conversations around housing needs, opportunities, and priorities in the community. Staff participants included Village Manager Johnnie Burns, Assistant Village Manager Elyse Giardullo, and Planning & Zoning Director Nía Holt. The retreat provided an opportunity for Council and staff to further discuss housing-related initiatives, review ongoing work, and continue identifying potential strategies to address the Village's housing goals.

Joint Meeting with Yellow Springs Schools and Miami Township

On July 9, the Village held a joint meeting with representatives from Yellow Springs Schools and Miami Township. The meeting provided an opportunity for the three local entities to share updates and discuss ongoing initiatives.

The meeting was productive and reinforced the value of maintaining regular communication between our local government partners. Moving forward, the group plans to hold these joint meetings annually to continue sharing important updates, identifying opportunities for collaboration, and working together toward the best outcomes for the Yellow Springs community. During this meeting, the Village provided updates on current operations, upcoming initiatives, and ongoing projects, while also receiving updates from the School District and Miami Township.

Police Update: 5/15/26 - 7/16/26

Calls for Service	4479
9-1-1 Calls	69
Non-emergency Calls	2792
Noise Complaints	16
Traffic Stops	122
Business Checks	1068

Welcome Back, Brother!

Our Service Dog in Training (SDiT), Brother, has returned from his first phase of Advanced Training and is back staying with us at the station. He will be attending daily school to master his specific service skills as he works toward his upcoming graduation.

Fleet Modernization & Green Initiatives

We received our newest cruiser, which is currently awaiting outfitting. As the third hybrid vehicle in our four-marked-cruiser fleet, this unit replaces an aging vehicle to lower maintenance expenses while moving our department closer to a fully environmentally friendly patrol rotation.

Phase II Training Completed

All officers successfully completed Phase II of their annual required training, covering critical skills such as CPR, weapons qualification, and de-escalation. This milestone marks the completion of two-thirds of their core annual requirements, which represent just a fraction of the ongoing training our officers undergo to sharpest serve our community.

COS Monthly Activity Report: 4/1/26 - 4/30/26**Community Outreach Specialists - Monthly Activity Report**

Community Outreach Services (COS) experienced its busiest month of 2026 in June, providing 432 total services between June 1 and June 30, 2026. Overall service volume increased compared to May.

June activity was driven by increased demand for food assistance, mental health support, case management, and community outreach services. Significant increases were also seen in welfare checks and support for individuals experiencing homelessness, reflecting the continued need for comprehensive social service intervention. Average service delivery for the month was approximately 14 services per day.

Month-to-Month Comparison

- May: 330 services
- June: 432 services
- Net Change: +102 services
- Percent Change: +30.9%

Significant Increases

- Food & Vouchers: +24 (+49%)
- Mental Health Checks: +11 (+21%)
- COS Referrals: +35 (+292%)
- Case Follow-up: +9 (+21%)
- Welfare Checks: +33 (+330%)
- Use of Phone: +3 (+16%)

Interpretation: June saw substantial growth in both direct services and case management activities. The increases in welfare checks, food assistance, and referrals suggest a rise in clients requiring immediate support as well as longer-term service coordination.

Year-to-Date Summary (January–June 2026).

- Through June 30, 2026, COS has provided:
- 402 Food & Voucher services
- 274 COS Referrals
- 236 Case Follow-up contacts
- 223 Mental Health Checks
- 206 Victim Advocacy services
- 143 Housing assistance contacts
- 106 Utility assistance contacts

COS Monthly Activity Report: 4/1/26 - 4/30/26

SERVICE	MARCH TOTALS	YTD TOTALS
Gas Cards	8	38
Bus tokens/Transportation	16	142
Case Follow-up	51	236
COS referrals	47	274
Food & Vouchers	73	402
Homeless/Housing	20	143
Mental Health Check	63	223
Rent assistance	10	47
Use of phone	22	57
Utility assistance	22	106
Victims Advocate	47	206
Welfare check	43	84

YS or Township Residents Served	299	1,503
Visitors or Non-Residents Served	34	182
Homeless or At-Large Served	88	325
Veteran	-	1
TOTAL SERVED	421	2,010

Planning & Zoning Update

- Nia Holt assisted with the review of the draft Bowen Housing Study and provided feedback. This enabled her to draft the memo that was provided in the packet for the most recent Housing Retreat.
- The Village of Granville reached out to our Planning & Zoning staff to inquire about short term rentals, accessory dwellings units (AUDs), and designated outed refreshment areas (DORAs).
- Nia serves on OKI (Ohio Kentucky Indiana) Regional Planning Conference Organizing Committee. The committee held meetings on June 17th and July 8th. The Conference will take place on September 30th – October 2nd. We will encourage all Planning Commissioners and Board of Zoning Appeals members to attend the Citizen Planners Bootcamp on September 30th.
- After the diligent work of Aaron Arellano, the Village was awarded an active transportation grant from ODOT. This grant will allow us to update our current Active Transportation Plan. Staff has begun this work with support from the consultants at GFT and Active Transportation Committee (which serves as the steering committee).
- Participating in the Technical Team Kick-off Meeting (June 18).
- Coordinating the Steering Committee/ meeting (July 9).
- Staff have worked with DDC Management Group to move the Spring Meadows Phase 3 & 4 forward by reviewing and coordinating the draft Development Agreement. They have also responded to residents' concerns regarding construction debris in neighborhood streets.
- There has been a transition code enforcement responsibility within the Planning & Zoning Department. Inspections and citations will now be overseen by Aaron instead of Chelsey.
- Nia has initiated regular Planning Commission Chair packet review meetings. The first one was held on July 6th.
- Gavin and Nia conducted interviews with 5 candidates to fill 4 vacancies on the Board of Zoning Appeals (BZA) on July 7th. There were 2 regular positions and 2 alternate positions.

Economic Development Update

- Aaron took part in the Business First! meeting on May 21st to discuss local business needs and economic development initiatives.
- Village Staff supported local business growth and Chamber activities by taking part in ribbon-cutting ceremonies for:
 - Golden Good Thrift & Repair (June 5th).
 - Springs Market (June 16th).
- Aaron and Nia conducted a Downtown walkthrough on June 29th. They stopped and connected with several local business owners. They also met with Philp O'Rourke to an upcoming food truck rally and future coordination opportunities.
- Aaron has prepared an Economic Development Memo outlining recommendations for roles for the various economic development entities in the Village. Village leadership is still reviewing the recommendations.



OKI Conference logo.

Permitting Update (Since 5/18/26)

Staff completed research and developed recommendations regarding building permit fee updates.

31 Zoning permits: 10 fence, 7 working in ROW, 4 single-family home, 3 sign, 2 zoning compliance, 2 addition, 1 shed, 1 deck, 1 replat

25 Building permits: 5 electric, 4 single family home, 3 HVAC, 2 addition, 2 damage repair, 1 emergency responder system, 1 deck, 1 fire alarm system, 1 tent, 1 revisions, 1 fire sprinkler system, 1 shed

FINANCE & UTILITIES

Utility Round-Up

A total of \$412.04 in Utility Round-Up assistance was processed for May, and \$1,514.84 was processed for June, bringing the current fund balance to \$16,119.70.

Ohio Association of Public Treasurers

Michelle attended the Ohio Association of Public Treasurers, Public Finance Officer Training for the 2nd year of the 3-year program. We will soon be starting the 2025 audit with the State of Ohio.

Utilities Department

Utilities Staffing

Kori Whittaker is back part-time as a Utility Clerk, and Rose Pelzl is still supporting Utilities and continuing her meter reader duties.

Disconnects & Extended Hours

Disconnects are on Tuesday the 28th and we will have extended hours (8-4:30) on July 15th, 27th and 28th .

Rumpke Yard Waste Pickup

Yard Waste Pickup runs from April through November, the last Friday of each month. Customers must use Rumpke/Biosave yard waste bags, available only at the Utility Office. The price of these bags is \$4.29/each, which includes pickup fees.

Water Plant Update

Completed	• Monthly lab standardizations in water lab. • Purchased NEW HSP motor. • Both Transfer pump #2 and HSP #1 are back and in service. • WaterTA completed second round of PFAS testing. Testing this round showed PFOS in Well #3, this is a new development. • Final draft of 2025 Water Quality Report distributed. • Pool filled in early May. May account for some water loss that month. • Replaced pumpheads on all four chlorine pumps. These had been in service for about 15 months. After some research 12-18 months is average life expectancy. Plan to keep on a 12 month rotation from now on to keep consistent chlorine levels in water. • Replaced faulty level sensor in Detention Tank #1.
Ongoing	• Blew down softener and add sand to the other one. • Working with EPA for Water Technical Assistance program on PFAS treatment plan. Attending regular monthly meetings and providing water quality data. • Will probably conduct another PFAS testing with CDM Smith. • Conduct daily and weekly cleaning, monitoring, and sampling. • Started Acid wash of Softener #1. • Old HSP motor also being repaired to have as backup for future use.
Upcoming	• Reaching out to contractors for possible heavy cleaning of softeners and piping. • Video and cleaning of well #5.

Water Plant and Billing Totals (2026)

MONTH	WTP TOTAL (MG)	BILLING TOTAL (MG)	WATER LOSS (MG)	WATER LOSS %
JAN	8.184	6.625	1.559	19.05%
FEB	7.384	6.282	1.102	14.92%
MAR	8.161	7.108	1.053	12.67%
APR	8.592	5.639	2.932	34.12%
MAY	8.779	6.589	2.042	23.26%
JUN	8.043	7.079	0.648	8.06%
JUL				
AUG				
SEP				
OCT				
NOV				
DEC				
TOTAL	49.143	39.322	9.266	18.86%

Wastewater Update

Completed	• Treated 31.602 million gallons in May. • Treated 14.5 million gallons in June. • 7.08 inches of rain in May. • 3.46 inches of rain in June. • Covid-19 sampling for May and June. • Chlorine feeding for summer season. • Thio running for summer season. • Ran belt press 9 more times for total of 15 this year so far. • Got quote and repairs are being started on Mixed D. • Cleaned weirs on clarifiers. • Moved peristaltic pump (From Rare Earth feed) to feed Sodium Thiosulfate after several issues with old pump. • Ordered and replaced rare earth peristaltic pump. • Ordered and replaced HACH Colorimeter to measure chlorine levels in effluent water. Old colorimeter was out of service life and had severely corroded battery terminals.
Ongoing	• Looking to replace ORP probes in aeration tanks. This will help us better monitor the phosphorous treatment process. • Continuing to run microscopic bug counts on MLSS. Microorganisms look good. • Meeting scheduled with Wessler to discuss PER Draft. • Cleaning out and organizing work areas and storage areas in garage. • Quoting repairs for filtrate wetwell and aeration tank C gate.
Upcoming	• Working on getting quotes for new trucks.

Water Distribution Update

Completed

- Repaired and painted the fire hydrant at 218 N. Stafford Street.
- Repaired and painted the fire hydrant at Ellis Park.
- Completed setup and teardown for the Yellow Springs Street Fair.
- Replaced the water valve at 150 E. South College Street.
- Completed the water meter replacement at Antioch Midwest.
- Mowed the solar field and maintained surrounding access paths.

Electric Update

Completed

- Concrete work at switch station.
- Loaded and hauled gravel.
- Loaded 40 ft. wood pole and spotted at high school.
- Drilled hole and set new pole framed pole and transferred all 3 primary phases and neutral.
- Returned all old wood at shop.
- Installed new 25 kva transformer at new pole and installed service.
- Pull forms off concrete.
- Safety meeting.
- Remove and repair banner post.
- Installed pole tag on pole.
- Changed crossarm and cut pole.
- Responded to voltage sag at Livermore St.
- Met with electrician for Mills Lawn demo work.
- Opened riser at Mills Lawn and removed transformers and cut cable to be all clear.
- Met with tree trimmers.
- Made up outlets for short street.
- Responded to wire down call spliced wire and installed new street light with led.
- Set line truck up for drilling at train station and drilled hole cut vines from pole on Xenia Ave.
- Set tracks out at suncrest and set 40 ft pole.
- Installed riser for outlets on Short Street.
- Responded to several squirrel outages on W. South College St.
- Disconnected service at Shawnee.
- Reconnected service for later time for trimming.
- Repaired traffic light at Xenia Ave.
- Loaded all equipment from high school and unloaded at shop.
- Worked on Street Fair.

Electric Update**Completed**

- Installed panels on Walnut St.
- Transfer barricades for Street Fair
- Responded to car accident on Corry St.
- Cleared guy wire from primary and picked up circuit at reclosure.
- Loaded 40 ft. pole and delivered at switch yard
- Responded to outage on Northwood repaired wire and reenergized.
- Made permanent connections at Gardendale.
- Removed banners and installed Juneteenth banner.
- Removed street fair panels at Walnut St.
- Refused branch line at Elm Street.
- Reported to job and opened urd primary installed grounds and performed all switching procedures to isolate primary cable.
- Installed new transformer and secondary pedestal prepared all terminations for job.
- Removed more banners from Xenia Ave.
- Performed all switching to put urd lateral back to normal and identified and tagged terminations for out of phase tie.

Metering Update

5/8" Water Meter Replacement Update

- Total 24 meters have not been upgraded.
- 6 meters with bad valves, (all inside, one village owned)
- 13 inside water meter customers have been unresponsive and made no contact to schedule their meter changeout.

Completed	• Added remotes to the large water meters that have wires.
Ongoing	• Potential High Water Use Causes: Toilets, Spigots left on or frozen, Water Softeners, Whole House Humidifiers, RO systems, back-up sump pumps, service line leaks. • Travis is collecting the data from the ALFX system every other Thursday. • Hand deliver Payment Plan notices for 7/21/27, • Electric disconnects 7/28/27 • Meter Audit: putting eyes on each water meter once a year, datalogging, checking ERT and meter numbers, checking service line material • Scheduling inspections for Material Unknown service lines, have completed 13 inspections. • Working with Morgan Saunders from Arcadis on next steps for meeting all EPA requirements for the lead service line inventory. • Finish changing out FM2S electric meters • GIS service lines – Unknown and Galvanized maps • Water Reads – both manual and electronic • Working with Mapped Out to update and streamline Water Meter - Service Line Inventory map. • GIS new water and electric meters • Inspect and install new water services in Spring Meadows neighborhood. • Commercial Water Meter Change-out – inventory acquired and labeled, will schedule and create work orders for Water Dept to do changeouts. Three commercial meters changed out in the last two weeks.

Streets & Sewer Update

Completed

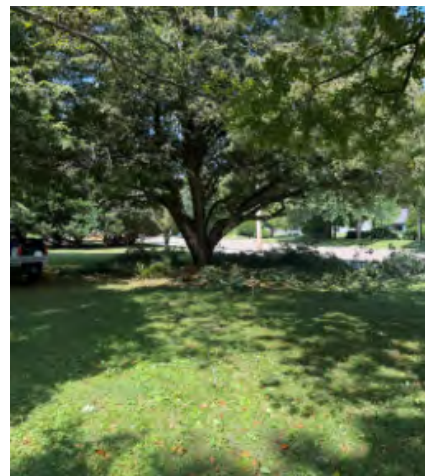
- Tanner attended third & fourth sessions (6 total) of CLG. Leadership Academy.
- Mowed municipal properties 10 times including WTP & WWTP.
- Trimmed trees on bike path.
- Mowed ROW's (right-of-way's).
- Trimmed branches in ROW's.
- Fabricated new flange for pool pump.
- Installed resurfaced diving boards.
- Rebuilt baby pool pump.
- Repaired AC for PD on unit 111.
- Fabricated new housing for baby pool filter.
- Installed new gate closers to baby pool.
- Installed new gate lock on baby pool gate.
- Mulched pool.
- Installed canopies at pool.
- Adjusted amperage on main pool pump.
- Serviced mowers.
- Summer softball league began.
- Serviced chainsaws.
- Street swept 5 times.
- Downtown cleanup 6 times.
- Resurfaced picnic tables at pool.
- Serviced lawn mowing equipment.
- Repaired golf cart.
- Painted curbs & crosswalks throughout down.
- Seal coated & painted Corry Street parking lot.
- Repaired refrigerator at pool.
- Setup/ cleanup from Street Fair.
- Setup/ cleanup from Juneteenth.
- Setup/ cleanup for PRIDE.
- Setup/ cleanup for the Fourth of July.
- Setup/ cleanup from FIFA on Short Street.
- Trimmed sycamores overhanging Kieth's Alley parking lot.
- Trimmed low hanging trees on Wright.

Streets & Sewer Update

Completed	• Trimmed trees at Bill Duncan. • Trimmed trees at Beatty-Hughes. • Installed Wheeling Gaunt signs at Hilda Rahn & Gaunt. • Trimmed village owned ROW's with flail mower. • Trimmed downtown trees. • 5 potential sanitary backups. • Jetted Xenia Ave/Glen Street storm line. • Mulched downtown tree boxes & Dayton St. Flower bed. • Mulched JBC. • Flail mowed E. Enon ditch. • Installed new skate park signage. • Removed three large wasps nest. • Repaired air handler 2 in JBC. • Regraded various alleys including foliage trimming. • Welcomed new employee Toran Hochstettler. • Removed 4 fallen trees into roadway. • Patched utility cuts.
Ongoing	• Street sweeping. • Utility locates. • GIS information. • Empty trash/litter pickup every Monday, Wednesday, and Friday. • Problematic sanitary sewer checks every Friday. • Empty trashcans/ cleanup Short Street.
Upcoming	• Mulch playgrounds at JBC & Gaunt. • Continue ROW clearing. • Continue ally grading. • Full depth repairs on large potholes. • Continue park tree trimming.

STREETS & SEWER COLLECTION

Streets & Sewer Update



Various Streets, Parks & Sewer crew accomplishments around the village new accessible parking.

Gaunt Park Pool

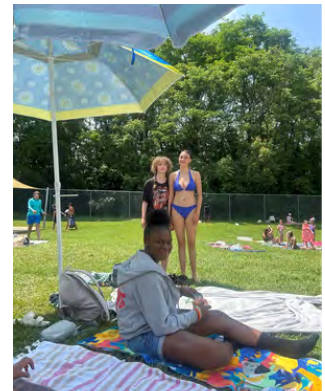
Thank you to Carol Cottom for providing funding for lifeguard recertifications! Lifeguard training generously funded by our community brought us 8 new lifeguards. Pool inspections for fully passed for opening and have been since Finished hosting the Sea Dog's for their 2026 season. We have finished our yearly swim lessons.

Additionally, we have sold out of passes twice. Guard staff will continue to keep their skills with bi-weekly training courses

Youth Center Update

Completed	• An average of 12 youths were served per day, with 3-4 dinners provided each night. • Accepted deliveries of dinners and extra grocery donations from the Food Pantry and Beloved Community Project. • Accepted prepared dinners from Who's Hungry on Monday and Wednesday. • Accepted burritos from Beloved Community Project for evening dinners. • There have been 123 rentals in the building. • Game room and office have been fully re opened after fixes and remodeling. • Summer activities for the youth center include: Tuesday outside play days; Wednesday pool days; Friday movie nights. • Raised \$4,458.00 in parking donations for the John Bryan Youth Center to help with food, field trips and transportation. • One student came out to help us park cars for community service.
Ongoing	• Collaborating with The Little Art Theatre, NCCJ and MLS PTO for Summer movie night at Gaunt Park. • With Green County Public Library, the summer tutoring program was Tuesdays and Thursdays.

YOUTH CENTER & PARKS



Recent Ganut Park and JBC Youth Center activities.

Digital Media Update

Completed	• Covered regular Village Council meeting on Monday, May 18. • Covered regular Village Council meeting on Monday, June 1. • Captured photo and video content at Street Fair on Saturday, June 13. • Captured photo content at Juneteenth celebration on Friday, June 19. • Covered Village Council Housing Retreat on Thursday, June 25. • Recorded America 250 Speaker Series event on Friday, June 26. • Captured photo and video content at YS Pride celebration on Saturday, June 27. • Captured photo and video content at Fourth of July celebration on Saturday, July 4. • Covered regular Village Council meeting on Monday, July 6. • Covered joint meeting of Village Council, Miami Township Trustees, and Yellow Springs Schools Board of Education members on Thursday, July 9. • Recorded WYSO live radio play on Sunday, July 12. • Covered Planning Commission meeting on Tuesday, July 14.
Ongoing	• Website redesign project. • Village Grapevine newsletter.

Digital Media Update

Village Facebook Followers

7,682

+455 Followers



YSPD Facebook Followers

552

+28 Followers



YSCA Facebook Followers

277

+12 Followers



YSConnect Downloads

1,885*

*Unique downloads
(75 SMS Contacts)



YouTube Subscribers

855

+10 Subscribers





The Village of **YELLOW SPRINGS**

MEMORANDUM

TO: Village of Yellow Springs Council
Johnnie Burns, Village Manager

FROM: Nia Holt, Planning & Zoning Director

DATE: July 10, 2026

RE: Glass Farm RFQ Community Engagement Recommendation

Purpose

The Planning & Zoning Department is recommending that the Village initiate a 12-week public engagement process before issuing a Request for Qualifications (RFQ) for the redevelopment of Glass Farm. This engagement is intended to ensure that the RFQ reflects community priorities from the outset by:

- Understanding community priorities for housing types, affordability, neighborhood amenities, and overall community character.
- Identifying concerns related to traffic, environmental impacts, infrastructure, and quality of life before developers begin preparing proposals.
- Building upon the Village's Comprehensive Plan, which identified this site as an opportunity to expand housing choices and advance affordable and workforce housing.
- Demonstrating the Village's commitment to moving from planning to implementation through a transparent and accountable process.

It is understood that this engagement represents the first phase of community involvement and the developer selected will be required to conduct additional community engagement.

Central Community Messages

Every communication should consistently reinforce the following messages:

1. **From Community Vision to Community Action.** The Glass Farm opportunity was identified through the Village's [Comprehensive Land Use Plan](#), which reflects years of community planning and public input. The Village is now taking the next step by implementing those community priorities.
Note: the concept plan included in the Land Use Plan is a concept and not a final design.
2. **Your Voice Matters.** No developer has been selected. No development proposal has been prepared. Community input gathered during this engagement period will

directly influence the requirements included in the RFQ that developers must respond to.

3. ***This is Different.*** Previous planning efforts focused on creating a community vision for affordable. This process moves that vision toward implementation. The Village intends to move forward with the Glass Farm redevelopment and wants community priorities established before developers begin preparing proposals.
4. ***Community Engagement Will Continue.*** This 12-week engagement process is only the first phase. The selected developer will be required to conduct additional public engagement during project planning and design to refine the project with continued community input.

Engagement Methods & Success Measures

Engagement Tool	Purpose
<i>Project webpage</i>	Central source of information and 2-week updates; Includes FAQ
<i>Online survey</i>	Broad community participation
<i>Community listening session(s)</i>	Discuss traffic, environmental, and infrastructure concerns
<i>Housing workshop(s)</i>	Identify housing and amenity preferences
<i>Glass Farm Community Day</i>	Residents can physically experience site
<i>Adjacent Resident Mailers</i>	Direct outreach to surrounding neighborhoods
<i>Interactive mapping</i>	Collect location-specific feedback
<i>Stakeholder roundtables</i>	Refine community priorities
<i>Social media updates</i>	Ongoing communication
<i>Community Engagement Summary Report</i>	Demonstrate how input shaped the RFQ

Metric	Target
<i>Online Survey responses</i>	500+
<i>Public meeting attendance</i>	300+ cumulative
<i>Glass Farm Community Day</i>	100+
<i>Stakeholder organizations engaged</i>	5+
<i>Webpage visits</i>	1,000+
<i>Social media reach</i>	50% of Village households
<i>Residents reached by direct mail</i>	100% of surrounding neighborhood
<i>Community Engagement Summary published</i>	Prior to RFQ release

Public Outreach Timeline

Week	Timing	Major Activities
Pre-Launch	Late July/Early August	• Prepare project webpage content including FAQ • Distribute mailers • Prepare social media content • Notify stakeholder organizations • Draft press release • Survey remains closed until the official launch
Week 1-2	August 10 th – 21 st	• Official campaign kickoff (introductory open house) • Issue press release, • Launch webpage and survey • Begin social media campaign • Direct mail arrives
Week 3-4	August 24 th – September 4 th	• Community Listening Session • Online interactive mapping exercise • Continue survey promotion
Week 5-6	September 8 th – 18 th	• Glass Farm Housing Workshop: visual preference survey, amenity ranking exercise targeted outreach to renters, seniors, and young families. • Survey and social media promotion continues
Week 7-8	September 21 st – October 2 nd	• Glass Farm Community Day: informal site engagement, confirm amenity priorities with community • Survey and social media promotion continues • Close Online interactive map & survey end of week 8
Week 9-10	October 13 th – October 23 rd	• Stakeholder roundtable(s): identify "Must Have," "Nice to Have," and "Should Avoid" priorities for the RFQ • Review preliminary findings,
Week 11-12	October 26 th – November 6 th	• Community Engagement Summary: Present engagement findings and Community Priorities Matrix, explain how feedback will shape the RFQ, and outline next steps at council meeting. • Share Summary on webpage

7-17-2026

Current Housing Mission Statement

HOUSING MISSION STATEMENT

The Village of Yellow Springs cares about housing because it is one of the most critical aspects of determining a resident's sense of safety, stability, and security, both a physical and emotional determinant of well-being. Housing is by far the largest expense for most individuals and households. Because our Village cares about having a diverse population, we need diverse options for housing to ensure all types of people have real and viable ways to call Yellow Springs home. We believe in supporting the wide range of residents that make up our community: individuals, families and seniors of all backgrounds and socioeconomic statuses.

Carmen Brown
7-17-2026
Proposed Rewrite of Housing Mission Statement

Housing Mission Statement

Housing is fundamental to the health, stability, and long-term vitality of the Village of Yellow Springs. Safe, attainable housing supports individual well-being, strengthens families, sustains the local workforce, and helps preserve the diverse character of our community.

The Village of Yellow Springs is committed to expanding housing opportunities that serve residents across a range of incomes, ages, household types, and life stages. Through thoughtful planning, strategic investment of Village resources, and partnerships with public, private, and nonprofit organizations, the Village will work to create housing that is attainable, sustainable, and responsive to community needs.

Our goal is to increase opportunities for people to continue to live, work, raise families, age in place, and continue contributing to the life of the Village. By thoughtfully developing housing on Village-owned land and supporting a variety of housing choices throughout the community, the Village seeks to strengthen the inclusive and welcoming character that has long defined our community .



YELLOW SPRINGS

VILLAGE COUNCIL

7-17-2026

From: Carmen Brown

Re: EC Report

Environmental Commission Update

The Environmental Commission continues to focus on projects that support environmental stewardship, sustainability, and long-term community resilience.

One project EC has underway is the development of a **Local Food Directory**, highlighting farms, producers, and food-related resources within a 25-mile radius of Yellow Springs. The directory is intended to make it easier for residents to connect with local food sources while supporting our regional agricultural economy.

The Commission is also working with Michelle Burns and the Tecumseh Land Trust (TLT) to pursue an **Ohio EPA Section 319 Grant** for Ellis Pond. This effort represents an important step toward improving water quality, protecting natural resources, and advancing long-term watershed restoration efforts within the village.

The Corry St. and Bill Duncan gardens continue to be important Commission initiatives under the leadership of Commissioner Brian Gibson. His ongoing work helps support one of the Village's most visible and successful community sustainability efforts.

Chair Johanna Schultz-Herman also continues to research conservation development practices and sustainable building approaches. As part of that work, Johanna and I recently had a call with **Sue Cosentini**, founder and developer of the Amabel community in Ithaca, New York. Sue has expressed an interest in sharing her experience and expertise as the Commission begins planning a community event focused on conservation development and sustainable building practices. We will be continuing those conversations and bringing additional educational opportunities to the community as this project develops.

For more on Sue Cosentini:

<https://www.youtube.com/watch?v=R0Zc8FNeQ4A>



YELLOW SPRINGS

VILLAGE COUNCIL

7-17-2026

From: Carmen Brown

Re: PACC Report

Public Arts & Culture Commission Update

PACC has had an incredibly active 2026 so far and finally a full commission! Between the America 250 Speaker Series, planning for **Revival: A Celebration of American Music**, and new programming currently under development, the Commission has been focused on creating opportunities for residents to engage with history, arts, and culture in meaningful and accessible ways.

The America 250 Speaker Series continues to be the foundation of our educational programming. Our goal has always been to tell a broader American story by highlighting voices and perspectives that are often excluded from the traditional narrative. We've explored topics ranging from John Dickinson and Shawnee history to the Underground Railroad. Our upcoming July 31st program on Black Patriots of the American Revolution explores critical roles black soldiers played in securing independence for our country. The series will also feature presentations on the West Virginia Mine Wars and the role of a free press during the nation's founding. Attendance has been encouraging; it's been great to see villagers and visitors linger after the presentations to continue the dialogue.

Planning for **Revival: A Celebration of American Music** continues to move forward. The festival will take place **September 25–27**, and we're excited that the lineup is now complete. We also have a great group of vendors and volunteers committed to making the weekend a success. As we finalize planning, our attention will be focused on marketing, educational and interactive components, and final logistical details. We're looking forward to sharing the full schedule and additional event information with the community closer to the end of the month. This event is intended to shed light on the various people, places and relationships that have given the world the gift of American Music

We're also to announce another America 250 initiative called **OH Presidents!**, an idea proposed by Commissioner Katia Svensson. The program invites community members to visit presidential homes, museums, memorials, and historic sites throughout Ohio, offering an opportunity to explore our state's unique connection to the presidency. Katia has been going on these field trips around the state and is inviting community members to join, she is currently coordinating with the sites; we'll hear from her when the next trips are planned and keep the community posted.

Taken together, the America 250 Speaker Series, Revival, and OH Presidents! represent a broad approach to commemorating the nation's 250th anniversary. Rather than focusing on a single event our aim is to create opportunities for residents to engage with history through lectures, music, storytelling, travel, and shared experiences. My hope is that these programs invite more people to participate, spark meaningful conversations, and celebrate both this country's history and this village's longstanding commitment to arts and culture.

In addition to our America 250 programming, the PACC continues to advance other long-standing village events through two subcommittee's actively planning both the **VIDA Awards** and **Women's Voices Out Loud**, two uniquely Yellow Springs events that celebrate the creativity, leadership, and contributions of our friends and neighbors. While these events are at different stages of development, planning is well underway, and the Commission looks forward to sharing more information as those plans continue to take shape in the coming weeks.

OhPresidents!

1. William Henry Harrison (9th President, 1841): Born in Virginia but settled in Ohio.

MAY 27, 2026

2. Ulysses S. Grant (18th President, 1869–1877): Born in Point Pleasant, Ohio.

JULY 12, 2026 (rescheduled from June)

3. Rutherford B. Hayes (19th President, 1877–1881): Born in Delaware, Ohio.

JULY 20 (rain date July 27), 2026

4. James A. Garfield (20th President, 1881): Born in Orange Township (now Moreland Hills), Ohio.

AUGUST 2026

5. Benjamin Harrison (23rd President, 1889–1893): Born in North Bend, Ohio.

LATE AUGUST 2026

6. William McKinley (25th President, 1897–1901): Born in Niles, Ohio.

SEPTEMBER 2026

7. William Howard Taft (27th President, 1909–1913): Born in Cincinnati, Ohio.

OCTOBER 2026 or end of September (as his birthday is Sept. 15)

8. Warren G. Harding (29th President, 1921–1923): Born in Corsica (now Blooming Grove), Ohio.

NOVEMBER 2026 – best around November 2, which is President Harding's birthday

Planning Commission Regular Meeting Minutes

In Council Chambers @ 6:00pm

Tuesday, May 12, 2026

CALL TO ORDER

The meeting was called to order at 6:01 P.M.

ROLL CALL

Planning Commission members present were Susan Stiles, Chair, Stephen Green, Gary Zaremsky, Gavin DeVore Leonard and Scott Osterholm. Also present was Elyse Giardullo, sitting in for Aaron Arellano, Planning and Economic Development Assistant, who was out ill.

REVIEW OF AGENDA

There were no changes made.

REVIEW OF MINUTES

1. Minutes of April 14, 2026 Regular Meeting

Osterholm MOVED TO APPROVE the Minutes of the April 14, 2026 Regular Planning Commission meeting. Zaremsky SECONDED, and the MOTION PASSED 5-0 ON A VOICE VOTE.

COMMUNICATIONS

Albert Cawood re: Objection to Conditional Use

Theresa Dunphy re: Parking Concern

Stiles acknowledged communications.

COUNCIL AND COMMITTEE REPORTS

Active Transportation Committee. No Report.

Council. DeVore Leonard presented Council information as follows:

April 20: Council discussed Village Goals. The idea of considering zoning code amendments related to housing goals was raised, with Council determining that they need to clarify their goals and identify what sections of code might be identified.

Council reviewed Board and Commission goals, and updated Village Goals.

Council will work to prioritize the goals list at a subsequent meeting.

May 4: Council considered previously developed plans for parking expansion in the downtown area. This matter will be reconsidered during the 2027 budget process.

The Work Session scheduled for 5pm on May 18th concerns Power Contracts and PJM Capacity charges. A representative from American Municipal Power will be presenting.

On May 18th, Council will discuss the idea of returning responsibility for sidewalk maintenance to property owners.

PC briefly discussed where they might be involved in the goals process.

CITIZEN COMMENTS

Ralita Hilderbrand commented on Council's goals process, opining that Council is narrowing their priority list.

PUBLIC HEARINGS

Conditional Use Request: R-C; High Density Residential District. Kim Limkau, property owner, has submitted a Conditional Use application to operate an Accessory Dwelling Unit (ADU) at 144 South Walnut Street. Chapter 1262.08(e)(1) Conditional Use Requirements. Greene County Parcel #F19000100100007300.

After affirming compliance with noticing requirements, Giardullo introduced the hearing as follows:

The owner plans to demolish the existing non-conforming barn that currently extends two inches over the south lot line. The lower portion of the structure will accommodate two single garage bays. The owner is requesting approval of a conditional use to construct an accessory dwelling unit over the garage area.

The owner plans to demolish the existing non-conforming barn that currently extends two inches over the south lot line. The request is being made to build a structure that will accommodate two vehicles. Due to the unusual lot configuration, the owner will have two single-garage bays. The owner plans to construct a living unit above the garage area that includes one bedroom, one bathroom, a kitchen, a living room, and a laundry closet.

Giardullo noted that on April 15th the Board of Zoning Appeals approved two variances to allow for this new garage structure to be built. These include a variance to reduce the required minimum total side yard setback and another variance to allow the proposed structure to exceed the maximum allowed accessory structure size of 800 square feet.

Stiles received confirmation that the entrance to the garage will be directly off the alley, with the entirety of the reduced setback on the opposite side.

Kim Lemkau addressed PC, noting that the current structure cannot accommodate vehicles, and that the structure she intends to build will share characteristics with the home. She stated that the TGL she has in her home is sufficient, and that she has no intention of renting the ADU as a TGL, preferring to offer it as a long-term rental.

Lemkau addressed a concern stated by a neighbor, commenting that she does not think there will be additional noise, and pointing out that the new construction will permit at least two more off-street parking places. She added that most residents on the block have rental units, expressing that she was not sure why the addition of a single long-term rental unit would impact the neighborhood in any significant way.

Addressing a question from Osterholm, Lemkau stated that she would use the garage, and that the remaining off-street spaces would be used by renters.

Stiles OPENED THE PUBLIC HEARING.

Stiles SWORE IN ALL PERSONS INTENDING TO SPEAK.

Romey Cawood spoke on behalf of her father, Hap Cawood, a neighbor to the property in question. She asserted that the existing TGL located in the home could be transferred to the ADU. She then iterated her father's concerns based upon that belief, characterizing it as a commercial enterprise. She stated that her father, based upon the aforementioned belief, therefore objects to approval of the ADU.

Ralita Hilderbrand spoke regarding the need for long-term rental and fewer TGLs. She asked whether a deed restriction could be placed on the property.

Zaremsky stressed that the hearing only addresses request for an ADU. He added that any use of the ADU as a TGL would require another conditional use hearing and approval. He added that only one TGL is permitted per property, and that the conditional use for a TGL runs with the property owner, not with the property.

Zaremsky added that the area is not zoned commercial.

Stiles CLOSED THE PUBLIC HEARING.

Green MOVED TO APPROVE THE REQUEST AS SUBMITTED WITH THE FOLLOWING CONDITIONS:

1. Use of the ADU as a TGL shall require separate conditional use approval by the Planning Commission.
2. An official parking plan identifying all available off-street parking spaces shall be submitted.

Zaremsky SECONDED, and the MOTION PASSED 5-0 ON A ROLL CALL VOTE.

OLD BUSINESS

PC Goal Setting Update. DeVore Leonard introduced the topic, explaining that having Village goals delineated should help commissions determine how they may fit into those endeavors.

PC members voiced their interest in various goal areas and added the issue of Kieth's Alley.

- Kieth's Alley (Susan, Scott, Gary, Stephen)
- Food trucks (Stephen, Scott)
- Interest in participation on a Housing body — Committee, Commission, etc. (Susan, Gary)
- Updating zoning to match housing goals (Scott, Susan)
- Glass Farm (Scott, Susan)
- TGLs (Gary)
- Exploring policy tools to encourage property utilization and reduce vacancies (Susan)

NEW BUSINESS

There was no New Business.

AGENDA PLANNING

There are no applications pending.

The Clerk stated that she will check in with the new Planning and Zoning Director to see whether she will be ready to meet with PC in June, or whether that meeting may be cancelled.

ADJOURNMENT

At 6:52pm, Stiles MOVED and Green SECONDED a MOTION TO ADJOURN. The MOTION PASSED 5-0 ON A VOICE VOTE.

Susan Stiles, Chair

Attest: Judy Kintner, Clerk

This report will only encompass everything attended by the Mayor from April 1st- June 30th.

In that time, I married 5 couples.

During this time, I also attended some open jam sessions at the Trail Town Tavern, where I play the drums. I also like to hacky sack with the YS Hackysack group!

April

9th- WYSO Ribbon Cutting and Proclamation

26th- Earth Day in Yellow Springs

May

2nd- Free Comic Book Day

12th- EMS Appreciation Lunch

16th- Gerry Simms Funeral and Proclamation

21st- School Parade

26th- Flash Mob and Proclamation for Senior Health and Fitness Day

Local Softball Opener

29th- Antioch Baseball Game

June

5th- Tour of Emerge Recovery and Trade Initiative

Parade for Llynah Grant

Helped with the Mural in Kieth's Alley

11th- Ribbon Cutting for Mirabella Boutique

13th- Street Fair

Volunteered all day

Speech for award ceremony where Yellow Springs was honored with the title "Best Hometown"

by Ohio Magazine

14th- Carl Moore's Memorial and Proclamation

16th- Ribbon Cutting for Springs Market and Proclamation for Gray family

20th- Ribbon Cutting for 111 Cleaning Services

Jody's Memorial and Proclamation

27th- Pride Parade and Proclamation for YS Pride Day

30th- Welcoming Speech for Dr. Amy Acton and David Pepper

My office hours are 11-1 on Tuesdays and Thursdays at the Emporium or whenever you see me not being in a hurry. In the summer, some of these hours may be interrupted with vacation time or time with the grandkids!



2026 Mayor's Court Report to Council

	January	February	March	April	May	June	July	August	September	October	November	December	TOTALS
Total Charges from PD	14	12	14	22	10	111							183
Charges sent to MC	11	11	9	13	6	96							146
Percentage of charges sent to MC	79%	92%	64%	59%	60%	86%							73%
Total Incidents	13	12	11	16	8	102							162
Total Incidents to MC	11	11	8	10	6	96							142
Percentage of Incidents to MC	85%	92%	73%	63%	75%	94%							88%
Total Charges in MC	11	11	9	13	6	96							146
Traffic	2	0	5	5	2	4							18
Criminal	0	1	1	0	1	0							3
Parking	9	10	3	8	3	92							125
Payments													
Traffic/Criminal	\$ 220.00	\$ 309.20	\$ 325.00	\$ 345.00	\$ 245.00	\$ 570.00							\$ 2,014.20
Parking Tickets	\$ 300.00	\$ 635.50	\$ 160.00	\$ 280.00	\$ 200.00	\$ 1,740.00							\$ 3,315.50
Weddings	\$ -	\$ -	\$ 200.00	\$ 100.00	\$ 100.00	\$ 100.00							\$ 500.00
TOTAL	\$ 520.00	\$ 944.70	\$ 685.00	\$ 725.00	\$ 545.00	\$ 2,410.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,829.70
Expenses pd to State/Co													
Victims of Crime	\$ (9.00)	\$ (9.00)	\$ (27.00)	\$ (18.00)	\$ (18.00)	\$ (36.00)							\$ (117.00)
Indigent Defense Support Fund	\$ (25.00)	\$ (65.00)	\$ (70.00)	\$ (50.00)	\$ (30.00)	\$ (110.00)							\$ (350.00)
Drug Law Enforcement	\$ (3.50)	\$ (3.50)	\$ (7.00)	\$ (7.00)	\$ (7.00)	\$ (14.00)							\$ (42.00)
Child Safety Restraint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							\$ -
Sealing Records - State	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							\$ -
Seat Belt Fines	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							\$ -
Indigent Drivers Alcohol Treatment - County	\$ (1.50)	\$ (1.50)	\$ (3.00)	\$ (3.00)	\$ (3.00)	\$ (6.00)							\$ (18.00)
Collections	\$ -	\$ (40.50)	\$ -	\$ -	\$ -	\$ -							\$ (40.50)
TOTAL	\$ (39.00)	\$ (119.50)	\$ (107.00)	\$ (78.00)	\$ (58.00)	\$ (166.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (567.50)
MC Check to Village	\$ 481.00	\$ 825.20	\$ 578.00	\$ 647.00	\$ 487.00	\$ 2,244.00							\$ 5,262.20
General Fund	\$ 471.00	\$ 795.20	\$ 548.00	\$ 627.00	\$ 467.00	\$ 2,194.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,102.20
MC Computer Fund	\$ 10.00	\$ 30.00	\$ 30.00	\$ 20.00	\$ 20.00	\$ 50.00							\$ 160.00
TOTAL REVENUE	\$ 481.00	\$ 825.20	\$ 578.00	\$ 647.00	\$ 487.00	\$ 2,244.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,262.20

Mayor's Court Report on 2026 YSPD Charges

Incidents Eligible for Mayor's Court

	YSPD's Total Incidents	Incidents sent to MC	Incidents Eligible but not Sent to MC	Percentage of Eligible Incidents not sent to MC	Reasons Not Sent to Mayor's Court
Jan.	13	11	0	0%	N/A
Feb.	12	11	0	0%	N/A
Mar.	11	8	0	0%	N/A
Apr.	16	10	0	0%	N/A
May	8	6	0	0%	N/A
Jun.	102	96	0	0.0%	N/A
Jul.					
Aug.					
Sept.					
Oct.					
Nov.					
Dec.					
Total	162	142	0	0.000%	

Incidents Ineligible for Mayor's Court and Reasons Why Ineligible

	YSPD's Total Incidents	Incidents Ineligible to be heard in MC	Lives out of area or occurred out of YS Jurisdiction	OVI	Jailed/ violent /felony	Juvenile	Child support	ORC requirement/ enhancement	Sex offense
Jan.	13	2	0	1	0	0	0	1	0
Feb.	12	1	0	0	0	0	0	1	0
Mar.	11	3	0	0	1	0	0	2	0
Apr.	16	6	2	0	2	0	0	2	0
May	8	2	0	0	1	0	0	1	0
Jun.	102	6	0	1	2	0	0	3	0
Jul.									
Aug.									
Sept.									
Oct.									
Nov.									
Dec.									
Total	162	20	2	2	6	0	0	10	0

Monday June 22nd, 2026

Subject: Concern Regarding Potential Development of Glass Farm land

Dear Members of Yellow Springs Village Council,

Hello, my name is Pamela Nelson, and I am writing on behalf of my household at 512 Iris Drive in Yellow Springs, Ohio. My family of four has been in our home for about one year. Having grown up nearby in Beavercreek, I spent much of my childhood in Yellow Springs—hiking, exploring, and enjoying the unique character of the village. My husband fell in love with it as well, particularly its walkability and access to bike paths. When the opportunity arose to build in the Spring Meadows development with Fisher Homes, we were thrilled, especially to secure a lot that backs up to what we understood to be the protected Glass Farm nature area.

You can imagine our concern upon learning that this land may be considered for future compact or affordable housing development. I would like to share several key concerns—many of which are shared by other residents in our area.

Environmental Concerns

Glass Farm is wetlands with a high water table, reportedly ranging from 3-18 feet. This is not land that can withstand construction. Even with significant topographical alteration, the soil remains saturated, which can result in long-term issues such as unstable foundations, water intrusion, mold, and increased prevalence of mosquitoes and ticks that carry disease.

The impact that developing this land will have on the ecosystem is inconceivable. When people think of Yellow Springs, they think of a community that values its environment more than others, a community that is willing to be less obsessed with development to protect wildlife and ecosystems that are so crucial to our world. We are the liberal village that cares about things other communities don't, please show us that! The Glass Farm land has native plants, bees, animals, birds, and insects that are essential to maintaining our environment. Disrupting this land will have monumental consequences.

Infrastructure Concerns

While I feel very passionate about the impact development would have on the environment, there are many other reasons the land should remain intact. The ability for Yellow Springs village to structurally support the additional housing that is in progress or currently proposed is inadequate. The water and sewer are at capacity now and additional housing will make it unusable and unaffordable. The electric grid is taxed and the ability to support massive amounts of additional housing is unrealistic. These upgrades come at a cost—not only financially, but also in terms of the quality of life and satisfaction of current residents. It is unclear whether the village is equipped to sustainably support this level of growth.

Operational Concerns

Developing Glass Farm would require substantial changes to roadways, access points, and traffic patterns. The changes will impact the village immensely. Not only will this permanently change the eclectic, small town vibe that Yellow Springs is known for, it will impact how taxes must be spent, increase traffic and public transit, and disrupt the ecosystem.

Additionally, there are important considerations related to population growth. If you noticed, I repeatedly referred to the village, as this is the current descriptor of Yellow Springs. However, in Ohio a village cannot exceed a population of 4,999. The village of Yellow Springs, Ohio currently has a population of around 3700 people. Estimates suggest that ongoing and proposed developments could bring approximately 1,500 new residents, potentially pushing the population beyond that threshold and this is based on a mere 2 people per household, which we all know is not often the case. Yellow Springs schools have an excellent reputation, and many households have families of 4 or more just because of the education system available. There is no one in Yellow Springs who wants to see the village be forced to become a city because population increase wasn't taken seriously during development plans.

Yellow Springs does not have the operational ability to support residents, there are not hundreds of open jobs waiting to be filled, there are not several open tables at every restaurant waiting to be seated, there are not even large pockets of space on the hiking trails that need bodies. Providing additional affordable housing in the village doesn't mean we are providing affordable living. The reality of these projects isn't being fully recognized; we need to slow down and evaluate the changes that occur with the current developments before considering anything additional.

Financial Concerns

While the cost of development itself may be high for builders, the broader financial burden would fall on the village and its residents. Potential impacts include:

- Increased utility costs
- Strain on public infrastructure and school systems
- Changes in property values
- Possible loss of tax advantages associated with village status

Equally concerning is the potential loss of tourism and resident retention. Many people choose Yellow Springs specifically for its scale, character, and environmental values. Significant development could jeopardize what makes this community so special. I know that we would consider leaving Yellow Springs if developments around our home changed what we came here for.

I could go on and on, and I would love to have this conversation, but I wanted to start here, with just a small expression of my concerns. These are concerns of many residents surrounding the Glass Farm, I am simply representing a portion of us. We trust our elected council members to make the best choices for the village on behalf of its residents; we need you to do that. Keep Yellow Springs a village that is known for valuing its ecosystem, the wildlife, the uniqueness of small-town living, and the special diversity that makes us Yellow Springs. Please don't fall for the need to grow.

This is a special place that deserves to be protected. Preserving Glass Farm aligns directly with the values that define our village.

Sincerely and with Respect,

Pamela D Nelson, invested resident

Full Name: Benjamin Valley

Address: 712 Union St

Message: Hello, I have a significant frustration regarding animal control. I'm being told by Greene county Animal Control that Yellow springs has cancelled the contract for the first time. We've had this service for decades. CGAC won't even come out here for compensation. I would like to know the process to plead this case. I don't understand how a village like ours could make such a decision. It is irresponsible and dangerous since some people are likely to improperly release trapped animals locally, or kill them inhumanly. Thank you for your assistance in this matter, Benjamin Valley

Include in upcoming packet?: Yes