



New Year's Eve Ball Drop

Photograph by Ben Guenther

Manager's Report

Johnnie Burns, Village Manager

January 6, 2025

Village of Yellow Springs

TABLE OF CONTENTS

MANAGER'S DESK	3-5
POLICE	6
PLANNING & ECONOMIC DEVELOPMENT	7
FINANCE & UTILITIES	8
WATER PLANT	9-10
WASTEWATER PLANT	11
WATER DISTRIBUTION	12
ELECTRIC	13-14
METERING	15
STREETS & SEWER COLLECTION	16
YOUTH CENTER & PARKS	17-18
DIGITAL MEDIA	19

New Year's Eve Ball Drop

On December 31, 2024, crowds gathered downtown to celebrate the arrival of 2025 in a fantastic New Year's Eve Ball Drop event. The turnout was excellent, and the night was a great success. I'd like to thank the Village staff, especially the Police Department and Public Works, for their hard work in making the event a success. Thanks also to Miami Township Fire & Rescue for their support. And a special thanks to local resident Lance Rudegear for making sure the ball dropped at the right time!

Yellow Springs Brewery Supporting Utility Round-Up

I would like to highlight the generous efforts of Yellow Springs Brewery, which recently supported the Utility Round-Up program — an initiative that aids individuals at risk of having their utility services disconnected due to non-payment. Throughout November and December, every Wednesday from 1-6pm, the brewery donated \$1 for each pint sold to benefit this important cause.

I extend my sincere gratitude to Yellow Springs Brewery for their community-minded contribution and for helping ensure that essential services remain accessible to those in need.



YS Utility Round Up at Yellow Springs Brewery

Update on Option Agreement and Affordable Housing Development

The Village has an option agreement with the School Board for the purchase of 3.6 acres of land for affordable family housing, with Low Income Housing Tax Credits. Woda Cooper was selected as the developer to handle the application with the OHFA and oversee development.

During discussions with Woda Cooper, an issue was identified with Section 2(e) of the Option Agreement, which requires the School District to secure replacement land and funding for athletic fields. This contingency is hindering the Village's ability to gain site control and could lead to OHFA rejecting the LIHTC application.

To address this, Woda Cooper has requested an amendment to the agreement, which is now being reviewed by the School Board. We are awaiting the School Board's decision and will continue to keep Council updated as the process progresses. The goal is to move forward with the development, ensuring compliance with OHFA requirements and a collaborative solution with the School District.

Choice One Engineering: Dayton Street & King Street Multi-Way Stop Analysis Results

Choice One Engineering conducted an analysis of the traffic control at the intersection of Dayton Street and King Street to evaluate potential improvements. The analysis included a review of existing conditions, traffic volumes, crash data, sight distance, and multi-stop feasibility, concluding with recommendations.

Findings/Recommendations:

Based on the traffic analysis, no changes are recommended for the current setup at the Dayton Street and King Street intersection. It is standard practice to only implement a multi-way stop when conditions truly require it. Unnecessary stop signs can lead to non-compliance, increased speeds, and reduced safety for pedestrians and other vulnerable users. However, if there are concerns about parked vehicles blocking visibility at the intersection, Choice One recommends the following actions:

1. Restrict street parking within 220 feet east of the intersection.
2. Restrict street parking within 190 feet west of the intersection.

Underground Overhead Incentive

We are currently exploring the implementation of an incentive program aimed at encouraging the transition from overhead to underground electrical wiring for residential properties. As part of this initiative, we plan to offer the necessary wiring at cost to support this upgrade. We will provide updates on our progress as we continue to evaluate and develop this program.

Tecumseh Land Trust Easement Monitoring Report

On November 19, 2024, Tecumseh Land Trust conducted its annual monitoring of three properties under easement. The results were recently provided to us, with Marian Benham from Tecumseh Land Trust visiting the sites in person to gather observations. Below is a summary of the findings:

- **Yellow Springs Creek Easement** (7 acres): No changes were made since the previous monitoring visit. Observations included the presence of a hammock set up beneath the Route 68 bridge. Additionally, the grass has regenerated well after the culvert work was completed last year.
- **Sutton Farm** (15 acres): No changes have been made since the last monitoring visit. The south section of the field has been mowed, while the northern area has been left in a more natural, wild state.
- **Glass Farm** (8 acres): There have been modifications since the last visit, specifically the establishment of a habitat restoration area south of the pond. Observations noted that ducks were enjoying the pond.

January 2025 GDMMA Meeting

On January 8, 2024, the Village of Yellow Springs will be proudly hosting the first meeting of the year for the Greater Dayton Mayors and Managers Association. The meeting will be held at the Mills Park Hotel and highlight speakers from Cresco Labs and CenterPoint Energy. We are excited to highlight the achievements of Yellow Springs with our neighboring municipalities.

Police Update: 12/12/24 -1/2/25

Calls for Service	626
9-1-1 Calls	28
Non-emergency Calls	(Data access error)
Noise Complaints	2
Traffic Stops	41

Community Outreach

On December 14 Officers participated in the Mill's Lawn PTO Winterfest setting up a build your own ornament booth for the youth in attendance.

LIHTC Project

A Selection committee was formed to review four proposals received in response to the RFP issued for the E. Enon LIHTC affordable housing project. Woda Cooper Companies was selected. Several meetings with staff and Woda Cooper have been held to prepare for LIHTC application submittals. The OHFA has a pre-application deadline of January 3rd and the final application is due February 27th. There is a lot to prepare for these submittals. Two community meetings will be scheduled prior to the February 27th submittal deadline.

New Planning & Economic Development Position

A new position was approved through the budget process -Planning & Economic Development Coordinator. This position was advertised, and the first review of respondents is scheduled for January 3rd. Meg's title has been updated to Planning & Economic Development Director.

Planning Commission

The Planning Commission met December 10th and recommended approval of repealing the Gateway Overlay Zone. The Planning Commission will discuss goals at their January 14th meeting.

New Miami Township Administrator

Meg met with Bryan Lucas who is the new Miami Township Zoning Administrator on December 13th and attended the YSDC meeting on December 3rd.

Economic Development Forum

Will attend the Economic Development Forum at Wright St. on January 16th, MVPRC Water & Environment Subcommittee on January 8th, YSDC January 7th.

Building Department

We received fifteen new building permits in December, including five for phase 2 of Spring Meadows.

December Finance Summary

December was a busy month, with training our new employee Lynda Highlander. The 2025 budget was entered into the accounting system after it was passed by Council on 12/16. I have been working closely with Tiffany Hiser on learning various aspects of year end processing. In 2025 I am looking forward to focusing most of my attention on learning and becoming familiar with the role of Finance Director.

Utilities Department

SmartPay Works

Our online payment processor, SmartPay Works, sent out emails to all Yellow Springs utility customers this month. This was not spam. You do not need to pay via SmartPay Works, but this is a payment option.

Secret Santa

We had a few Secret Santas stop by the Utility Office this month and pay other residents' utility bills. This is such a nice way to help your neighbor out, and we're always happy to oblige and keep these types of payments anonymous.

Utility Round Up

This month, we only had two applications for Utility Round Up. Don't forget that if you are at risk of disconnection, applications are due by noon on the 20th of each month and there are funds available to help!

Water Plant Update

Completed	• Repaired SCADA computer after hardware crash. • Ran PFAS sampling on wells. Sampled water blending wells 2&6, wells 2,6 & 5 and wells 2,6,5 & 3. Results came back and showed PFOS results Wells 2&6= 4.1 ppt. Wells 2,6 & 5= 2.7 ppt. Wells 2,6,5 & 3= 2.5 ppt. • Drained detention tanks and cleaned chlorine injectors. • Rebuilt chlorine pump #3. • Boyle Mechanical removed and replaced inline CO2 mixer in INF pipe entering the filters.
Ongoing	• Blew down softener and added sand to other one. • Conduct daily and weekly cleaning, monitoring and sampling.
Upcoming	• Working with Dan Markle from MKD technologies to install a new alarm system not reliant on the SCADA computer to operate. This will ensure working alarms if the computer fails again. • Purchased new peristaltic chlorine feed pumps. Once they arrive, we will install.

WATER PLANT

Water Plant and Billing Totals (2024)

MONTH	WTP TOTAL (MG)	BILLING TOTAL (MG)	WATER LOSS (MG)	WATER LOSS %
JAN	8.978	6.084	2.894	32.23%
FEB	8.492	5.786	2.706	31.87%
MAR	9.482	6.280	3.202	33.77%
APR	9.071	6.190	2.881	31.77%
MAY	9.883	5.407	4.476	45.29%
JUN	10.204	7.000	3.204	31.40%
JUL	10.185	8.009	2.176	21.36%
AUG	10.566	6.267	4.299	40.69%
SEP	11.519	8.377	3.142	27.28%
OCT	9.820	6.963	2.857	29.09%
NOV	8.701	6.116	2.585	29.71%
DEC	-	-	-	-
TOTAL	98.2	66.363	31.837	32.42%

Wastewater Update

Completed	• Treated 9.204 million gallons in November. • 4.79 inches of rain in November. • Removed clogged grit tank from service and pumped down water. • Completed weekly sampling for Covid-19.
Ongoing	• Continuing to run microscopic bug counts on MLSS. Microorganisms look good. • Running daily samples of aeration to check operation/effectiveness of biological phosphorous removal. Adjusting treatment based off results. • Conduct daily tests to determine plants detention time, treatment time and F/M ratio to monitor plant performance and operation. • Conduct daily and weekly cleaning, monitoring and sampling.
Upcoming	• Use vac truck to clean out clogged grit tank.

Water Distribution Update

Completed	• Working on finding curb stops for meter change out • Doing locates as they come in • Water main break on Rice Rd • Assisted electric crew last week pulling wire • Cleaned up barn • Cleaned up trucks from water main break
Ongoing	• Keeping up with locates • Finding the rest of the curb stops for meter changeout • Getting pressure reads twice a week for data input
Upcoming	• Valve exercising • Changing out fire hydrants • GIS more of water system



Various recent water distribution projects.

Electric Update

Completed	• Working on service releases at Spring Way • Pulled wire at High School • Made terminations at High School • Working with ATT on pole changeouts on Dayton St. • Installing underground wiring on Kenneth Hamilton Way for center circuit • Three phase pole on Herman St for Cascades Project Phase 1
Ongoing	• Working with High School and Elementary on getting electric to mobile units • Finishing up on Kenneth Hamilton Way URD • Center circuit build out of switch station
Upcoming	• Outage for high school electric. Date unknown. Waiting on contractors • Build metering and energize electric for Elementary school • Phase 2 of Spring Way in underway • 314 Dayton St metering to complete • Set new Three Phase pole at corner of Dayton and Kenneth Hamilton for new center circuit • Keep working with ATT on new poles on Dayton St • Start with pole inspections for 2025 • Keep working on PRP • Service for Glen Helen on Corry St. • Remove holiday lighting • Installing reclosers at switch station • Installing reclosers on main line • Installing voltage regulators in switch station • Installing new controls in the switch station

ELECTRIC



Various recent electric projects.

Metering Update

Completed	• December Bills – Electric and Water Reads • Lead Service Line – Status Unknown Letters
Ongoing	• Residential Electric Meter Change-outs • Replacing 5/8” and 1” water meters – water dept finding curb stops for inside change-outs • EPA Service Line Inventory – Update Spreadsheet and send “Galvanized Requiring Replacement” letters • GIS new water and electric meters • Datalog potential water leaks
Upcoming	• Commercial/Demand Electric Meter Change-outs • Commercial Water Meter Change-out – acquire inventory • Tantalus Conference in Indiana

Streets & Sewer Update

Completed	• Found & repaired roof leak at JBC • Replaced water heater at Pottery Shop under warranty • Sanitary backup on N. Stafford • Potential backup on N. Winter • Cleaning/ organizing Quonset at Sutton Farm • Applied 500 gallons of brine to road surface & municipal parking lots • Applied 2 tons of salt to road surface • Potential backup in front of JBC • Assisted Water Dept. on Rice Rd. water main break • Washed down manhole on N. Winter
Ongoing	• Street sweeping • Utility locates • GIS information gathering of Spring Meadows • Comprehensive park picnic table reclamation • Painting/ board replacement of remaining ground mount benches at parks • Empty trash/ litter pickup every Monday, Wednesday & Friday • Problematic sanitary sewer checks every Friday
Upcoming	• Guardrail repairs at: ◦ Xenia Ave./St. Rt. 343 ◦ Grinnell Rd. ◦ Dayton St. near Xenia Ave. intersection • ADA ramp install on Edgefield Dr. (6 total)

Youth Center Update

Holiday Party Report

For this year's holiday party, we had about 65 participants with about 10 being parents/ guardians of the kids. Ms. Florence Randolph baked all of the cookies that we used to decorate and Ms. Kate Anderson from The Beloved Community Project supplied us with an ice cream sundae bar.

We did many crafts including: making ornaments, a photo booth where they decorated the frames for their photos, and painted art. We had games, dancing, and karaoke in the gym with the kids requesting songs along with the already ready holiday playlist that they helped come up with from the weeks leading up to the party.

We had a movie playing in the game room for the people who wanted to sit and watch, and also for added entertainment for those decorating cookies, and eating. We ended up watching almost three full movies: The Grinch, The Lorax, and Elf.

Our food this year was from Bentino's Pizza and Roosters. Overall, everyone had an amazing night with friends and family. We at the John Bryan Youth Center are so excited about the upcoming parties in 2025.

We also would like to thank the community members and Village workers for the support they have given us with all of our endeavors in 2024, we could not have made it happen for the kids without it. We look forward to working with everyone again soon.



YOUTH CENTER & PARKS



Youth Center Holiday Party fun and games.

Digital Media Update

Completed	• Compiled 2024 YSPD internal survey results • Posted position for Planning & Economic Development Coordinator
Ongoing	• Finalizing Winter newsletter • Continuing weekly Public Works Updates • Compiling 2025 goals and project list
Upcoming	• Photographing Greater Dayton Mayors & Managers Association meeting • Beginning Spring newsletter • Producing video highlighting Florence Randolph

