



Village Manager Johnnie Burns speaking with media during the Ohio EPA visit

Photograph by Ben Guenther

Manager's Report

Johnnie Burns, Village Manager

February 3, 2025

Village of Yellow Springs

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Ohio EPA Celebrates Collaboration in Yellow Springs Lead Pipe Replacement

The Village of Yellow Springs has made significant progress in replacing lead pipes throughout the community through House Bill 168, with the project nearing completion. However, as is often the case with infrastructure work, unexpected challenges — such as issues with valves and other unforeseen complications — resulted in additional costs. As a result, while we had approximately \$19,000 remaining in the project budget, it was clear that additional funds would be needed to fully complete the project.

On November 15, 2024, I reached out to Lydia Mihalik, Director of the Ohio Department of Development, after she had extended an offer of assistance at a Greater Dayton Mayors and Managers Association dinner, seeking additional funding to complete the project. Lydia promptly connected me with the Ohio EPA, which, through the H2Ohio program, generously provided \$176,240 to help us bring the project to completion.

On Friday, January 24, the Ohio EPA visited Yellow Springs to celebrate the successful collaboration between local, state, and federal partners. Ohio EPA Director Anne Vogel was in attendance. Her remarks underscored the importance of modernizing our outdated infrastructure without burdening residents financially.

We deeply appreciate the community's patience and support throughout this process. Infrastructure work can be disruptive, but your understanding has been crucial to the success of this project. I would like to thank the Ohio EPA and Ohio Department of Development for their invaluable assistance, as well as our contractors at Major Enterprises and our dedicated team: Brad Ault, Ben Sparks, Adam Williamson, Lucas Valley, Rose Pelzl, and Travis Hotaling. A special thanks also goes to our Village Council for their trust and support, which made this project possible.

This initiative is a prime example of what can be achieved through collaboration at all levels — from our staff and contractors to our external partners like the Ohio EPA and Ohio Department of Development. I'm grateful to Lydia Mihalik for her role in connecting us with the Ohio EPA and securing the critical funding we needed.

Continued below

MANAGER'S DESK

I'm proud to be part of a community that demonstrates the power of working together, communicating openly, and prioritizing the well-being of our residents. We look forward to continuing our infrastructure improvements and are thankful for the partnerships that have made this all possible.



Ohio EPA visits the Village of Yellow Springs

Meeting with Governor Mike DeWine

Governor Mike DeWine had planned to attend the Ohio EPA's visit to Yellow Springs, but due to a scheduling conflict, he was unable to join us. However, his team reached out to arrange a one-on-one meeting at WYSO headquarters. The Governor was there for an interview and provided me the opportunity to speak with him for 20 minutes before his session.

Continued below

MANAGER'S DESK

We discussed House Bill 168, future funding opportunities, and shared insights about the Village of Yellow Springs and its ongoing initiatives. I appreciate Governor DeWine and his team for their continued support as we work to complete the vital task of replacing lead pipes in our community.



Village Manager Johnnie Burns with Governor Mike DeWine and Frances DeWine

Update on Water Main Breaks

Since the last Council meeting on January 21, we've experienced five water main breaks. I want to extend my gratitude to our Public Works crew for their swift response to each incident. During the water main break on Dayton Street, we faced the challenge of having multiple crew members out sick. Despite this, several team members came in to assist and ensure the issue was addressed promptly.

Village Grapevine - Winter Newsletter Edition

The next edition of the Village Grapevine, our quarterly newsletter, is currently being printed and will soon be distributed to all residents within the 45387-zip code, including those in both the Village limits and Miami Township. You can expect to receive the newsletter during the first or second week of February. The Village Grapevine is an essential tool for keeping residents informed about upcoming projects, local events, and important changes. It also highlights the work of our staff and provides a platform for sharing news, resources, and opportunities that help strengthen our community's connection to local government.

Welcome Our New Intern, Bridey Jackson, from Wright State University

On Wednesday, February 5th, Bridey Jackson, a political science student at Wright State University, will begin her internship with the Village. Bridey is working towards her bachelor's degree and is set to graduate in May 2025. She will be with us through her graduation date, gaining hands-on experience across various departments. Elyse Giardullo, Project Lead, will serve as Bridey's mentor and involve her in a range of cross-department projects. We're excited to welcome Bridey to the team and look forward to her contributions!

Wastewater System Capacity Study

We are in the process of evaluating a wastewater system capacity study to better assess and plan for the community's future needs. At present, we lack a clear understanding of the system's full capacity. Once I have received a quote for the study, I will share the details with Council for further discussion.

4 Paws for Ability Service Dog Scrimmage Fundraiser

This Saturday, February 1st, marks the 6th Annual 4 Paws for Ability Service Dog Scrimmage at the John Bryan Community Center. As I write this, the event has not yet taken place, but by the time of our upcoming Council meeting, it will have already occurred. We will share photos from the event in the next Manager's Report.

Continued below

MANAGER'S DESK

4 Paws for Ability has outgrown its previous venue for this major fundraiser, so we offered the John Bryan Center gym as the perfect location. We expect around 200 people and 50 puppies! Frappe, a service dog representing the Village of Yellow Springs and its police department, will also be there. It's shaping up to be a great day for the community and a worthy cause!



Community Meeting on Affordable Housing Project

The Village of Yellow Springs is hosting a Community Meeting to introduce Jared Miller from Woda Cooper Companies, Inc., and Greg Womacks from Neighborhood Housing Partnership. They will be partnering with the Village to apply for Low-Income Housing Tax Credit grant funding for an affordable housing project at the East Enon and Dayton-Yellow Springs Roads site. During the meeting, they will present an overview of their draft concept plan and provide an opportunity for public feedback.

DATE: Thursday, February 6, 2025

TIME: 6:00 PM

LOCATION: John Bryan Community Center, 100 Dayton Street, 2nd Floor, Rooms A&B

This meeting will be recorded and posted to the Village's YouTube channel for those unable to attend.

For questions about the meeting, please contact Meg Leatherman, Planning and Economic Development Director, at 937-767-1702 or via email at meg.leatherman@yellowsprings.gov.

Update on AT&T Tariff Revision

I wanted to update Council on the status of AT&T's proposed tariff request. After a joint filing by multiple municipalities, including Yellow Springs, AT&T has withdrawn its request with the Public Utilities Commission of Ohio. While this is a positive development, AT&T has indicated that they will explore other avenues to gain approval for their new tariff plan.

The proposed tariff would have required local governments to bear the costs of relocating and undergrounding communication facilities in public rights-of-way, placing a significant financial burden on municipalities. Thanks to the collective efforts of several local governments and associations, we were able to intervene and prevent the request from moving forward.

I will continue to monitor the situation and keep Council informed of any further developments. Thank you for your continued attention to this important matter.

Surplus Equipment – Expired Ballistic Vests

The expired ballistic vests previously used by the Yellow Springs Police Department will be transferred to the Miami Township Fire Department (MTFR) for the nominal fee of \$1.00. While no longer suitable for police use, these vests will be repurposed by MTFR medical personnel to provide ballistic protection in high-risk situations, ensuring a safer and more effective response when EMTs and paramedics need to enter dangerous environments to provide medical care.

Police Update: 1/16/25 -1/30/25

Calls for Service	373
9-1-1 Calls	25
Non-emergency Calls	515
Noise Complaints	0
Traffic Stops	18

East Enon LIHTC Affordable Housing Project

A selection committee was formed to review the four proposals received in response to the RFP issued for the East Enon LIHTC affordable housing project. Woda Cooper Companies was chosen as the selected developer. Several meetings with staff and Woda Cooper have been held to prepare for the LIHTC application submissions. Woda Cooper submitted a Pre-application on January 3rd, and the final application is due on February 27th. A Community Meeting will be held at the John Bryan Center on February 6th at 6:00 PM, where Jared Miller from Woda Cooper and Greg Womacks from Neighborhood Housing Partnership will present a conceptual plan for the site and gather public feedback. Additionally, Woda Cooper has submitted a Variance application requesting a density of 20 dwelling units per acre (du/ac), compared to the allowed 14 du/ac. The variance request also includes a parking ratio of 1.75 parking spaces per dwelling unit.

Public Hearing for LIHTC Project Variance

The Board of Zoning Appeals will hold a public hearing on February 12th to consider a Variance application for the LIHTC affordable housing project located at 420 E. Enon Rd.

New Planning & Economic Development Coordinator Position

As part of the budget process, a new position for Planning & Economic Development Coordinator was approved. The position was advertised, and the first round of interviews took place during the week of January 21st. We are currently evaluating candidates for consideration for a second interview.

Planning Commission Annual Goals Discussion

The Planning Commission will discuss its annual goals during their meeting on February 11th.

YSDC Executive Committee Meeting Update

Meg Leatherman and Brian Housh attended the YSDC Executive Committee meeting on January 29th to discuss the transition of the YSDC director/staff role to the Village and to prepare the agenda for the next YSDC meeting. The next YSDC Board Meeting is scheduled for February 4th at 4:30 PM.

Building Department

Recent Permits:

- **5 Zoning Permits:** 2 fence, 2 new construction (single family home & addition), 1 zoning compliance
- **6 Building Permits:** 1 sign, 1 addition, 1 carport, 2 commercial fire alarm systems, 1 single family home

Highlight of 2024 Annual Review: 169 building permits were issued in 2024, with a project value of \$28,223,138 million. This represents a 308% increase in project value and a 29% increase in total permits.

Year	Total Permits	Project Value
2024	169	\$28.2 Million*
2023	131	\$6.9 Million
2022	114	\$9.4 Million

**High school project was \$13,428,665, total of \$14.8 million for year without HS building project value, or a 115% increase*

2024 W-2 and 1099 Processing and Upcoming Wage Report Project

Lynda and I worked together in processing and disbursing the W2's and 1099's for 2024. We have started working on a wage report project. We will be scheduling some on-site training with our accounting system company, SSL, for in-depth training for February or March.

Utilities Department

Village Office Hours for President's Day

Village Offices will be closed on Monday, February 17th in observance of President's Day. However, there will be no service delays for Rumpke trash or recycling collection.

Meter Updates in Progress

Water and electric meters are still being updated by our meter readers and NECO.

Utility Assistance and Rate Information

For those in need of bill assistance, several resources are available:

- The State of Ohio's Home Energy Assistance Program (HEAP) offers assistance. More information can be found at Ohio HEAP website.
- Miami Valley Community Action Partnership (MVCAP) also provides assistance at MVCAP website.
- The Utility Round Up Program (URUP) is available for those who have received a delinquent bill and have not received URUP assistance in the past year. Applications are available on our website or at the Utility Office.

Water and Sewer Rate Increases

Please note, water rates increased by 8% and sewer rates by 5% at the beginning of the year. For more details, refer to Village Ordinance 1046.02.

Water Plant Update

Completed	• De thawed frozen spent sand line. Repaired crack in pipe. • Drained detention tanks and unclogged chlorine injectors. Repaired one broken injector and installed a new one. • Ran monthly lab standards.
Ongoing	• New chlorine peristaltic pumps have arrived. We are working to get everything together to install soon. • 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. • Working with OEPA to start the process of drilling new monitoring wells outlined in the Village source water protection plan.



Yellow Springs Water Treatment Plant



WATER PLANT

Water Plant and Billing Totals (2024)

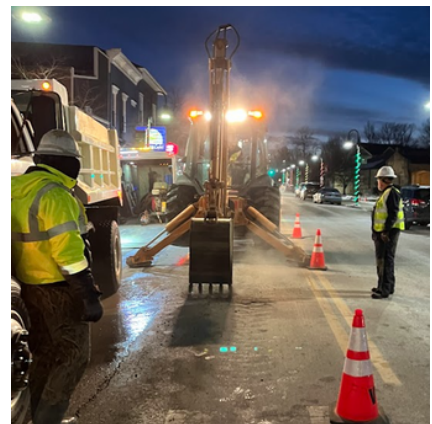
MONTH	WTP TOTAL (MG)	BILLING TOTAL (MG)	WATER LOSS (MG)	WATER LOSS %
JAN	8.978	6.084	2.894	32.23%
FEB	8.492	5.786	2.706	31.87%
MAR	9.482	6.280	3.202	33.77%
APR	9.071	6.190	2.881	31.77%
MAY	9.883	5.407	4.476	45.29%
JUN	10.204	7.000	3.204	31.40%
JUL	10.185	8.009	2.176	21.36%
AUG	10.566	6.267	4.299	40.69%
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	9.022	6.583	2.439	27.03%
TOTAL	115.923	79.062	36.861	31.80%

Wastewater Update

Completed	• Treated 11.75 million gallons in December. • 4.49 inches of rain in December. • Dayton sewer and drain out to try and unclog grit blockage in NP water line. • Chemical supplier out to run jar test on the effectiveness of a phosphorous treatment products. • Cleaned and moped the administration building. • 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	• Complete yearly maintenance on mowing equipment. • Complete yearly maintenance on chlorine equipment.

Water Distribution Update

Completed	• Keep up with locates • Keep up with GIS • Clean shop and power wash floors • Power washed all equipment and filled up with fuel • Hydrant PSI study • Locate curb stop at 1525 Xenia Ave, suck out and exercise for plumber repair • Locate curb stop at 537 Ridgecrest, suck out and exercise for plumber repair • Water main break 1340 Meadow Lane • Work with Neco on water meter change out project • Locate curb stops and prepare for future meter replacements
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 (springtime) • Changing out fire hydrants • GIS more of our water system



Water main break repair on Xenia Avenue

Electric Update

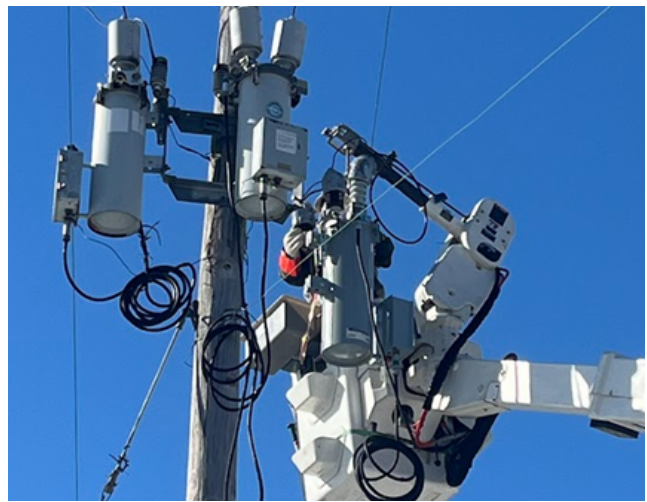
Completed	- Continued with the replacement of the poly phase/demand electric meters - Completed the work for the most recent underground electric service releases at spring meadows - Gathered GIS data at spring meadows to update our field maps - Completed work on the new underground primary feeder at YSHS and assisted beacon electric in the process - Assisted the water department in the repairs of two water main breaks - Finished the metering wiring and installed the electric meters for the Mills lawn modulars - Disconnected the OVHD feed and removed the electric meter for the older, single modular at mills lawn - Troubleshoot and resolved the issue with the malfunctioning vehicle charging unit at the Bryan Center parking lot - Participated in the most recent "what if" training - Installed the wood pole, mast arms, OVHD cable, wire and LED fixtures for the gravel parking lot at the NW corner of Corry and limestone - Replaced the defective light fixture on the pole in the NE corner of the library parking lot and installed a new LED fixture - Removed the holiday banners and LED rope lights from the decorative streetlight poles along Xenia Ave, Dayton St, and the Bryan center parking lot - Reinstalled and reconnected the recloser and control on the pole south of the Corry St apartments
Ongoing	- Working with High School and Elementary on getting electric to mobile units - Finishing up on Kenneth Hamilton Way URD - Should be completed this week

Continued below

ELECTRIC

Ongoing, Continued	• Center circuit build out of switch station ◦ Choice One engineering is working on Right of way • Poly phase and Demand meters are being changed out • Should be done by end of March
Upcoming	• Outage for high school electric. ◦ Had first outage on 1-13-2025 ◦ Next outage planned 1-18-2025 ▪ Completed until spring • Build metering and energize electric for Elementary school ◦ Metering done waiting on electric release ▪ Completed • Phase 2 of Spring Way in underway • Underground service for Glen Helen • Set new Three Phase pole at corner of Dayton and Kenneth Hamilton for new center circuit • Keep working with AT&T on new poles on Dayton St (5 left) • Start with pole inspections for 2025 (PO in; waiting for weather) • Keep working on PRP (pole replacement packets) • Service for Glen Helen on Corry St. • Remove holiday lighting (waiting on snow to melt) • Installing reclosers at switch station • Installing reclosers on main line • Installing voltage regulators in switch station • Installing new controls in the switch station

ELECTRIC



Recent electric projects.

Metering Update

The final push for inside meter change-outs is scheduled for February 5th, 6th, and 7th.

If you haven't yet had your inside meter changed out, you can expect a call or visit next week. The Water Department will be turning the outside "curb stop" valve, and NECO will be on-site to complete the meter change-out.

Completed	• Manual Water Reads for January • Payment Plan Letters • January Disconnects (all remote disconnect meters)
Ongoing	• Residential Electric Meter Change-outs • Commercial/Demand 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 Water Meter Change-out – acquire inventory • Tantalus Conference in Indiana

Streets & Sewer Update

Completed	• Repaired broken snow removal equipment • Installed new door locking system at Pottery Shop • Rehabbed 4 picnic tables • Put down 4 tons of salt on events • Aided in 2 water main breaks • 2 potential backups • Installed new shelves & white board in administrative office • Repaired Dodge Dump truck (dump bed would not lift) • Repaired brine applicator • Began street sweeping to remove excess salt & debris) • Removed low hanging branches on Edgefield • Finished holiday tree removal
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 ramps install on Edgefield Dr. (6 total) • Install new mailbox at Lawson Place

Youth Center Update

Completed	• Average 25 youth per day. • 11 dinners provided each night, some of which are generously donated by The Beloved Community Project and Who's Hungry. • Craft night making February decorations • Constructed a mini white house • Professional cleaning and sealing of 2nd floor and 1st floor common areas finished
Ongoing	• Bi-weekly tutoring with GCPL 3:30-5pm Tuesdays and Thursdays • Winter craft Wednesdays take place from 5:30-7:30pm for ages 10 & up • Thursday movie nights 5:30-8:30pm for ages 10 & up



Various Youth Center activities.

Digital Media Update

Completed	• Finalized Winter newsletter with Elyse Giardullo & Cameron Fortin. • Setup and recorded OEPA presser on Friday, 1/24. • Covered 4 Paws for Ability 6th Annual Service Dog Scrimmage on 2/1. • Addressed audio issues in Council chambers.
Ongoing	• Beginning layout for Spring newsletter. • Setting up and recording Community Meeting w/ Woda Cooper on 2/6. • Establishing 2025 goals and project list. • Continuing weekly Public Works Updates.
Upcoming	• Upgrading Digital Media equipment for Council chambers and upcoming projects. • Exploring options with GOGov for municipality app. • Producing video highlighting Florence Randolph.

Continued below

Digital Media Update

Media Stats

Since 1/21/2025

Facebook Followers

5,578

+71 Followers



CivicPlus Users

481

+29 Users



YouTube Subscribers

727

