



Planning & Economic Development Director Meg Leatherman at recent Community Meeting on affordable housing.

Photograph by Ben Guenther

Manager's Report

Johnnie Burns, Village Manager

February 18, 2025

Village of Yellow Springs

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Community Meeting on Affordable Housing Project

On Thursday, February 6, the Village hosted a community meeting to introduce Jared Miller of Woda Cooper Companies, Inc. and Greg Womacks of Neighborhood Housing Partnership. These two organizations will partner with the Village to apply for Low-Income Housing Tax Credit funding for an affordable housing project at the site located at East Enon and Dayton-Yellow Springs Roads. During the meeting, they provided an overview of their draft concept plan and opened the floor for public feedback. Approximately 40-50 attendees were present. For those unable to attend, a recording of the session is available on the Village's YouTube channel, with video edits by Ben Guenther, Digital Media Manager, to help viewers follow along with the presentation.



Jared Miller of Woda Cooper and community members at recent affordable housing meeting.

4 Paws for Ability Service Dog Scrimmage Fundraiser

On Saturday, February 1, the Village hosted the 6th Annual 4 Paws for Ability Service Dog Scrimmage at the John Bryan Community Center. This year's event set a new fundraising record, raising over \$27,000, marking the largest total in the event's history. As 4 Paws for Ability had outgrown its previous venue, the John Bryan Center gym provided the perfect space for this important event, their largest fundraiser of the year. We are grateful for our continued partnership with 4 Paws for Ability and look forward to future collaborations.



Fun with puppies at recent 4 Paws event.

February Greater Dayton Mayors & Managers Meeting

On Wednesday, February 12, I attended the Greater Dayton Mayors and Managers Association meeting, hosted by the City of West Carrollton. During the session, we received an update on West Carrollton's ambitious River District Project, which is expected to be completed by 2030. This development will bring 300 new jobs and generate approximately \$360,000 in annual income tax revenue.

The River District will feature a diverse mix of dining and retail spaces, as well as apartments, condominiums, a hotel, and a medical office. The Phase I infrastructure has already been completed, with Phase II construction scheduled for 2025. Current land sales include a new Culver's, with a Sheetz also in the works. This project is being supported through tax increment financing (TIF), and with the addition of Sheetz, West Carrollton will have realized a return of \$2.35 for every \$1.00 invested.

Village Grapevine - Winter Newsletter Edition

The latest edition of the Village Grapevine, our quarterly newsletter, was recently delivered to all residents within the 45387 zip code, including those in both the Village limits and Miami Township. Additionally, The Village Grapevine is affordably printed on recycled paper stock.

We've received several pieces of positive feedback so far, with one resident sharing:

"I just wanted to let you and your staff know how much I appreciate the information and quality articles in this publication."

We truly appreciate all the feedback we've received. The Village Grapevine continues to be an essential tool for keeping our residents connected, and we're grateful for the opportunity to share important updates, news, and information with the community.



Cover and highlights from the newest Village Grapevine.



Introducing Our New Planning & Economic Development Coordinator

We are pleased to welcome Aaron Arellano as our new Planning & Economic Development Coordinator. If you see Aaron on the second floor of the John Bryan Center offices, please join us in giving him a warm welcome! We're excited to have him on board.



Welcoming the newest member of the Village Team, Aaron.

A bit about Aaron:

Aaron Arellano holds a B.S. in Business Economics with a minor in Management from the University of Dayton. He brings valuable experience in economic development, having interned with the City of Centerville, where he successfully secured grants and contributed to long-term growth strategies for local businesses. Aaron also has a background in customer service leadership at Lowe's, where he developed problem-solving and team management skills that improved profitability and customer satisfaction. With strong analytical abilities, excellent communication skills, and a passion for community development, Aaron is excited to help Yellow Springs thrive and grow.

Police Update: 1/29/25 - 2/12/25

Calls for Service	450
9-1-1 Calls	43
Non-emergency Calls	419
Noise Complaints	1 (Residential, unfounded)
Traffic Stops	23

New Officer

YSPD and the Village of Yellow Springs would like to welcome our newest officer. Zachary Speckman has worked in law enforcement for almost three years. He recently started working for the Village of Yellow Springs and is excited to explore his law enforcement career with the Yellow Springs community. Zachary has a fiancée, with whom he shares a son and daughter. In his free time, he enjoys watching sports and spending time outdoors.



Officer Zachary Speckman

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 was 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 presented a conceptual plan site and received public feedback. Additionally, Woda Cooper received approval of a Variance application allowing a density of 20 dwelling units per acre (du/ac) and a parking ratio of 1.75 parking spaces per dwelling unit.

New Planning & Economic Development Coordinator Position

As part of the budget process, a new position for Planning & Economic Development Coordinator was approved. We are pleased to announce Aaron Arellano has accepted the position and started work February 10.

Planning Commission Annual Goals Discussion

The Planning Commission moved the annual goals discussion to the March 11th meeting.

Miami Valley Age-Friendly Network Meeting (MVAN)

Meg and Aaron attended the MVAN meeting and learned more about different grant opportunities for 2025. More to come on this!

Building Department

Recent Permits:

- 1 Zoning permit: 1 new construction (single family home)
- 6 Building permits: 1 electric, 1 fire suppression system, 1 single family home, 1 roof repair, 1 demolition, 1 HVAC

Finance Summary

We have started working with McGohan Brabender on our insurance renewal for the 2025/2026 period.

We are also conducting a 30-day survey of walk-ins and calls received to the Utility Department office. We hope this will assist in analyzing operations.

Utilities Department

Utility Update

- Village Offices will be closed Monday, February 17th for President's Day, but there will NOT be any service delays for Rumpke trash or recycling.
- Water meters and electric meters are still being updated by the meter readers and NECO.



Linda Highlander working on accounts payable.

Water Plant Update

Completed	• Dan Markle out to connect new peristaltic chlorine pumps. • Removed chlorine pump #3 from service after failure. • Buckeye power conducted regular generator service and a 2hr load bank test. • Jeff Horn fabricated shelving to hold new chlorine pumps and prepared plumbing and piping for new style pumps.
Ongoing	• Working with IWORQ's to add the water and wastewater plants into our system. This will make it easier and more efficiently to track our annual O&M. • 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. • Blew down softener and added sand to other one. • Conduct daily and weekly cleaning, monitoring and sampling.
Upcoming	• 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 and Billing Totals (2025)

MONTH	WTP TOTAL (MG)	BILLING TOTAL (MG)	WATER LOSS (MG)	WATER LOSS %
JAN	10.019	6.064	3.955	39.47%
FEB				
MAR				
APR				
MAY				
JUN				
JUL				
AUG				
SEP				
OCT				
NOV				
DEC				
TOTAL	10.019	6.064	3.955	39.47%

Wastewater Update

Completed	• Treated 11.391 million gallons in January. • 0.35 inches of rain and 13 inches of snow in January. • Attended monthly safety training for February and attended forklift certification training. • Buckeye power completed coolant system flush and replaced block heater on generator. Also completed regular service on L.S. generator. • Completed weekly sampling for Covid-19.
Ongoing	• Continuing to run microscopic bug counts on MLSS. Microorganisms look good. • Taking mowers to Coleman's to complete full service and prepare for summer. • 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 chlorine equipment.

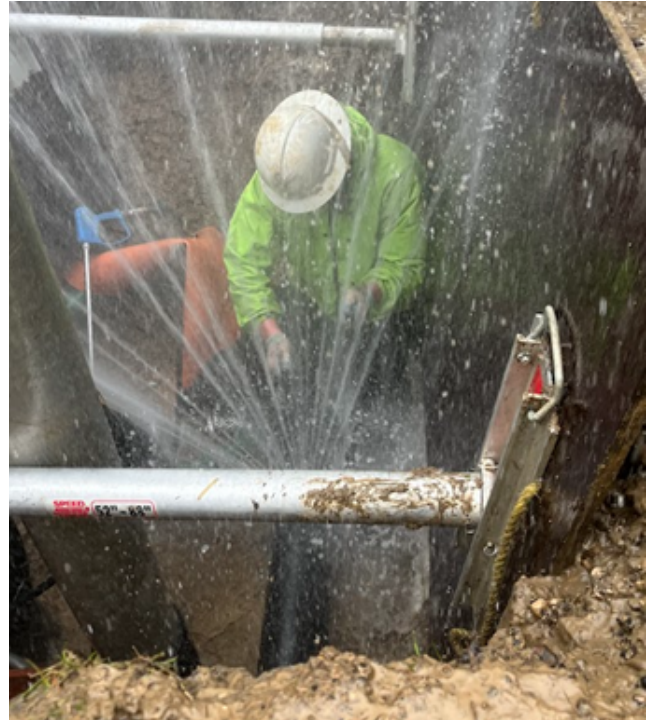
Water Distribution Update

Water Main Breaks

Water Distribution has dealt with many breaks in the last few weeks. We had three in two days. This led to long and cold hours. The first one started on Dayton St., the second one was on Shawnee and the third was located on the Funderburg farm in the Vale. The crew rallied together with the help of all departments and was able to get them all repaired in a timely manner. The low temperatures going to higher temperatures was the primary cause of the breaks. Thanks to the Village residents for being patient and reporting the leaks.

Completed	• Keep up with locates. • Keep up with GIS. • Amp safety CPR and AED training. • Work with Neco on water meter changeout. • Start our own water meter changeout. • Continue with hydrant PSI study. • Water main break 705 Dayton St. • Water main break 1302 Shawnee Dr. • Water main break Funderburg field. • Power wash and clean shop floors. • Clean breakroom. • Power wash and clean all equipment/tools from main breaks.
Ongoing	• Keeping up with locates. • Finding the rest of the curb stops for meter changeout. • Getting pressure reads twice a week for data input. • Village will be installing the rest of the water meter. • Working with Choice One on water model.
Upcoming	• Valve exercising. • Changing out fire hydrants. • Use GIS to map more of the water system.

Water Distribution Update



Recent water main break repairs.

Electric Update

Completed	• Continued gathering GIS data at Spring Meadows. • Completed work for a service release at Spring Meadows. • Prepped AT&T poles for upcoming pole change outs on Dayton St • Assisted the water department on water main breaks. • Completed the monthly switch station checklist. • Built a new secondary riser for a new 400A UG service at Glen Helen along Corry St. • Changed out a transformer for that new UG service. • Made repairs to OVHD cable for the security lights at the Riding Center. • Removed two of the 3 reclosers at Union & Stafford that had been badly damaged. • Replaced hardware for connections that were overheating at that same location. • Completed modifications to the overhead service for 255 Xenia Ave. related to a service release and replaced the electric meter. • While at 255 Xenia Avenue, replaced both electric meters for the building at 253 Xenia Ave. • Removed a large section of a tree that had grown and then split over the powerline behind 252 Northwood Dr. • Working with High School and Elementary on getting electric to mobile units. • Finishing up on Kenneth Hamilton Way URD. • Build metering and energize electric for Elementary school. • Underground service for Glen Helen.
Ongoing	• Center circuit build out of switch station. ◦ Choice One engineering is working on Right of way. ◦ Encompass will be getting drawings soon. • Poly phase and Demand meters are being changed out. ◦ Should be done by end of March.
Upcoming	• Phase 2 of Spring Way in underway.

ELECTRIC

Upcoming, Continued

- Set new Three Phase pole at corner of Dayton and Kenneth Hamilton for new center circuit.
 - To be scheduled.
- Keep working with AT&T on new poles on Dayton St.
 - 3 left.
- Start with pole inspections for 2025.
 - PO in; scheduled for March.
- Keep working on PRP (pole replacement packets).
- Remove holiday lighting.
 - Waiting on snow to melt.
 - Tree is only thing left.
- Installing reclosers at switch station.
- Installing reclosers on main line.
- Installing voltage regulators in switch station.
- Installing new controls in the switch station.



Recent electric projects.



Metering Update

Meter Replacements

If you haven't yet had your inside water meter changed out, you can expect a call from the Village Utility Department to schedule a time to come change your meter at no cost to you in the next month or so. The Water Department will be turning the outside "curb stop" valve and will quickly change out your inside meter while your water is off.

Remaining Meter Change-outs:

- 58 pits
- 92 inside
- 42 large meters

Ongoing	• Daily checks of high reads and potential water leaks. • 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.

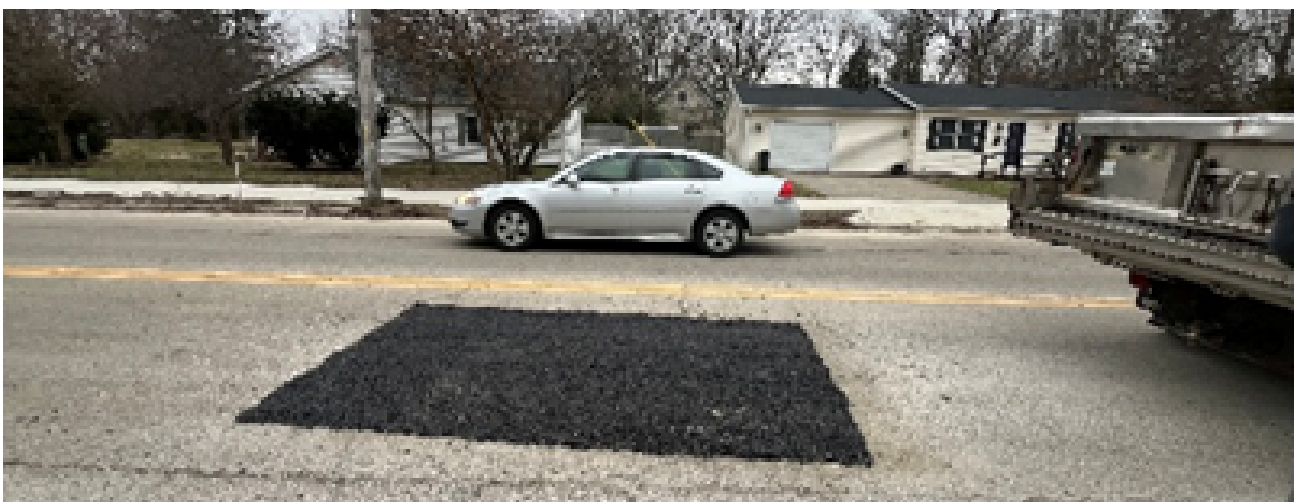
Streets & Sewer Update

Completed	• Repaired potholes throughout town. • Rehabbed 2 picnic tables. • Put down 6 tons of salt on events. • Cleaned/repaired/prepared snow removal equipment. • Removed fallen tree on President. • Unpacked/prepared new decorative posts for Dayton/Corry intersection. • Met with Environmental Commission. • Repaired utility cuts on Dayton & Xenia from water main break • 1 potential backup. • Repaired fence at Sutton Farm. • Performed tear out for ADA sidewalk ramps at: ◦ Edgefield/Southgate. ◦ Edgefield/Randall. ◦ Edgefield/Spillan. ◦ 6 total. • Removed abandoned furniture at Lawson Place.
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).

Streets & Sewer Update

Upcoming, Continued

- Install new mailbox at Lawson Place.
- Install decorative signposts at Dayton/Corry (3 total),
- Remove/replace 20' of sidewalk on Southview.
- Repair stone wall at Gaunt Park.



Street repair after recent water main break.

Youth Center Update

Completed	• Average 22 youth per day. • 10 dinners per night with some being provided by The Beloved Community Project and Who's Hungry. • Craft nights have had a Valentine's theme. • Valentine's mini-party where we dipped strawberries and pretzelsm • Made Shrinky Dink crafts!
Ongoing	• Bi-weekly tutoring with GCPL 3:30-5:00 PM Tuesdays and Thursdays. • Winter craft Wednesdays take place from 5:30-7:30 PM for ages 10 & up. • Thursday movie nights 5:30-8:30 PM for ages 10 & up. • Saturday open gym for women and girls 1:00-3:30 PM.



Various Youth Center activities.

Digital Media Update

Completed	• Mailed Winter newsletter to all addresses in the 45387 postal code; distributed additional copies at Yellow Springs Station, Dino's Cappuccinos, Mills Park Hotel, Yellow Springs Community Library, Yellow Springs Brewery, 108 Dayton Street, Young's Jersey Dairy, and around the John Bryan Community Center. • Covered Board of Zoning Appeals meeting on Wednesday, 2/12. • Attended AMP powered industrial truck (PIT) safety training on Wednesday, 2/12. • Recorded and edited Community Meeting w/ Woda Cooper on Thursday, 2/6. • Attended AMP CPR/AED certification training on Wednesday, 2/5. • Had initial GOGov demonstration for possible Yellow Springs app on Tuesday, 2/4.
Ongoing	• Beginning layout for Spring newsletter. • Researching web hosting options with input from Greater Dayton Area municipalities. • Continuing weekly Public Works Updates.
Upcoming	• Upgrading Digital Media equipment for Council chambers and upcoming projects. • Obtaining FAA Part 107 Remote Pilot Certificate for drone operation. • Producing video highlighting Florence Randolph.

Digital Media Update

Media Stats

Since 2/3/2025

Facebook Followers

5,595

+88 Followers



CivicPlus Users

496

+15 Users



YouTube Subscribers

733

+6 Subscribers

