



Village employees Matt Mangan and Bryan Rogusky refurbishing a park bench.

Photograph by Ben Guenther

Manager's Report

Johnnie Burns, Village Manager

March 3, 2025

Village of Yellow Springs

TABLE OF CONTENTS

MANAGER'S DESK	3-6
POLICE	7
PLANNING & ECONOMIC DEVELOPMENT	8
FINANCE & UTILITIES	9
WATER PLANT	10-11
WASTEWATER PLANT	12
WATER DISTRIBUTION	13-14
ELECTRIC	15-17
METERING	18
STREETS & SEWER COLLECTION	19
YOUTH CENTER & PARKS	20
DIGITAL MEDIA	21-22

Update on Enon Greene Affordable Housing Project

On Thursday, February 27, Woda Cooper Companies, Inc. submitted the proposal for the Enon Greene Affordable Housing Project to the Ohio Housing Finance Agency (OHFA) for consideration under the Low-Income Housing Tax Credit (LIHTC) program. We anticipate receiving the outcome of this application in June 2025.

2025 Ohio City & County Management Association Annual Conference

I will be attending the 2025 Ohio City & County Management Association Annual Conference in Columbus, which runs from February 26 to February 28, 2025. This year's theme is "Building Ohio Together." The agenda includes a range of training sessions, presentations, keynote speakers, breakout sessions, and plenty of opportunities to network. I will share an update on my key learnings and takeaways from the conference in my next Manager's Report.



Welcome, Bridey!

Bridey Jackson, Local Government Intern

In early February, I shared that Bridey Jackson, a political science student at Wright State University, has joined the Village as an intern. She will be with us until her graduation in May 2025. As part of our efforts to help staff get to know new team members, we are creating graphics to introduce them to the wider team.

Lawson Place Unit 9

We recently conducted a lottery for Unit 9 at Lawson Place, a newly renovated unit. The selected tenant has signed the lease and will be moving in shortly. This brings our total occupancy to 13 units. Currently, 13 units are occupied, two units are being renovated, and one unit is planned for renovation after the long-term tenant recently moved out.

Vernay Update

TRC Environmental Corporation (TRC), on behalf of Vernay Laboratories, Inc., submitted the fourth-quarter progress report for 2024 to both the EPA and the Village. TRC reported no significant issues or surprises in the findings. The EPA provided feedback on three memos, and TRC submitted the revised documents to the EPA on February 14. The matter is now with the EPA, and we are awaiting their issuance of the Statement of Basis. I will provide the Council with an update as soon as a timeline for receiving this document is available.

AMP Smart Thermostat Program

AMP offers a Smart Thermostat Program, a subscription-based service that utilizes a distributed energy resource management system (DERMS). This program allows AMP Members to manage participating customers' Wi-Fi-connected thermostats during summer peak demand events. Its primary goal is to help Member communities reduce overall system peak demand, thereby lowering transmission and capacity charges.

To ensure enrollment before the peaking season begins in May, we need to have the schedule signed by March. Below, I've included a fact sheet and an overview of the program. If Council is interested, AMP is available to provide a presentation.

See the following two pages for more information!

COMMUNITY ENERGY SAVINGS: SMART THERMOSTAT 2024 SUMMARY



PROGRAM OVERVIEW

AMP's Community Energy Savings: Smart Thermostat Program is a subscription-based service that uses a distributed energy resource management system (DERMS). It enables subscribing AMP Members to manage their participating customers' Wi-Fi-connected thermostats during summer peak demand events. The primary objective of the program is to help Member communities combat increasing transmission and capacity charges by reducing their overall system peak demand.

PJM Interconnection (PJM) recently conducted its Base Residual Auction (BRA) for the period from June 1, 2025, through May 31, 2026. The auction clearing price for most of the PJM footprint, including AMP Member zones, was \$269.92 per megawatt-day (MW-day), or \$8.21 per kilowatt-month (kW-month). PJM has reported that the higher prices for capacity are due to higher loads and lower generation supply, among other factors.

These prices represent a ninefold increase compared to the prior year's BRA price of \$0.88 per kW-month for western PJM and a fivefold increase compared to the prior year's price of \$1.51 per kW-month for eastern PJM.

AMP is encouraging all Members to consider additional efforts to reduce load during coincident peaks to reduce capacity and transmission charges. The Community Energy Savings: Smart Thermostat Program is a proven solution for Members to consider.

POTENTIAL SAVINGS

Below are the anticipated savings per enrolled thermostat based on transmission and capacity (T&C) cost projections for 2025-2029. Due to the rise in T&C costs, the program now has a positive return on investment for most AMP Members. For example, if your community is in the ATSI zone and you have 100 thermostats enrolled in 2025, your estimated net savings in T&C costs for 2026 is \$7,900.

Zone	Annual Savings	Annual Cost	Net Annual Savings*	Return on Investment
FIRST ENERGY - ATSI	\$159	\$80	\$79	99%
EPPG — METED	\$152	\$80	\$72	90%
AEP — BLUE RIDGE	\$149	\$80	\$69	86%
AEP — OMEG	\$149	\$80	\$69	86%
AEP — PJM POOL	\$148	\$80	\$68	85%
PENELEC	\$144	\$80	\$64	80%
PERKASIE	\$128	\$80	\$48	59%
EPPG — PPL	\$127	\$80	\$47	59%
EPHRATA	\$126	\$80	\$46	58%
HAMILTON	\$116	\$80	\$36	45%
WILLIAMSTOWN	\$110	\$80	\$30	37%
DAYTON — WASG	\$110	\$80	\$30	37%
LEBANON	\$106	\$80	\$26	33%
DELMARVA	\$104	\$80	\$24	30%
NEW MARTINSVILLE	\$103	\$80	\$23	28%
FRONT ROYAL	\$103	\$80	\$23	28%
PHILIPPI	\$100	\$80	\$20	25%
MISO	\$75	\$80	(\$5)	-6%

*after \$80/thermostat program cost

ENROLLMENT GROWTH

This year, the program has seen significant growth in participation. This peaking season, 617 thermostats were enrolled, reflecting a 171% increase from last year.



ENERGY SAVINGS

During peak shaving events this year, each enrolled smart thermostat has contributed an average reduction of 1.33 kilowatts (kW) per thermostat across 57 events on 31 days. With an average of 173 thermostats per event. This peak season, the maximum concurrent load shed is nearly 1 megawatt (MW).

EVENT PERFORMANCE

Event performance has also improved compared to last year. The opt-out rate increased slightly, this is an expected normalization of performance due to increased event days.

Customers experienced an average of 2.4 hours of thermostat adjustments per event.

	Number of Event Days	Average Thermostats Per Event	Opt-out Rate	Load Shed/Thermostat (kW)	Average Load Shed Per Event (kW)	Max Load Shed Achieved for an Event (kW)
2023	9	31	21.1%	1.30	90	180
2024	31	173	23.3%	1.33	550	940

COINCIDENT PEAK (CP) PERFORMANCE

The program has performed well during CPs. On these CP hours, thermostats averaged reductions of 1.21 kW per thermostat.

This performance underscores the effectiveness of the program at mitigating T&C costs.

PJM 5 CP (capacity) and ATSI 1CP** (transmission)	Average Load Shed Per Thermostat (kW)
06/20/2024 HE15**	(missed)
06/21/2024 HE18	(missed)
07/15/2024 HE18	0.93
07/16/2024 HE18	1.00
08/01/2024 HE18	1.19
08/28/2024 HE18	0.87

PJM 5 CP (capacity) and AEP 1CP** (transmission)	Average Load Shed Per Thermostat (kW)
01/17/2024 HE9**	DNR
06/21/2024 HE18	1.24
07/15/2024 HE18	1.07
07/16/2024 HE18	1.09
08/01/2024 HE18	1.23
08/28/2024 HE18	0.85

MISO Seasonal Capacity** and Transmission Peaks	Average Load Shed Per Thermostat
05/21/2024 HE17**	1.66
06/25/2024 HE18	1.75
07/15/2024 HE18	1.06
08/27/2024 HE18**	3.83
09/19/2024 HE18	0.49

DNR: do not run thermostats in the winter months

“The new Community Energy Savings: Smart Thermostat Program is an **easy way for us to engage with our customers and reduce peak demand costs for the whole community.** Customers who sign up maintain control of their thermostat and receive a financial benefit while also helping their neighbors.”

Brian O’Connell, PE
Director of Public Infrastructure/Director of Utilities, City of Bowling Green

LOOKING FORWARD

We look forward to the continued growth and success of the Community Energy Savings: Smart Thermostat Program. Current participants are seeing savings as a direct result of the program. Members looking for ways to reduce rising T&C costs should consider the Smart Thermostat Program.

CONTACT

If you would like to learn more, contact Erin Miller at emiller@amppartners.org or Corey Hawkey at chawkey@amppartners.org



POLICE DEPARTMENT

Police Update: 2/12/25 - 2/27/25

Calls for Service	560
9-1-1 Calls	42
Non-emergency Calls	385
Noise Complaints	0
Traffic Stops	27

Community Outreach Officer Update: 2/12/25 - 2/27/25

Bus Tokens	6	Utility Assistance	7
Case Follow-Ups	14	Welfare Checks	5
COS Referrals	9	Resident (YS or TWP)	40
Food Vouchers	12	Non-Resident	1
Gas Cards	1	Homeless / At-Large	2
Rent Assistance	1	Veteran	0
Use of Phone	2	TOTAL	100

Planning Commission Annual Goals Discussion

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

AARP Community Challenge Grant

Aaron, in collaboration with Caroline Mullin from the YSSC, is actively working on an application for the 2025 AARP Community Challenge Grant. With the March 5th deadline approaching, final touches are being made before submission. This grant presents an exciting opportunity to begin a pilot shuttle system to the YSSC and our community.

BusinessFirst! Retention & Expansion Program

Aaron has been exploring BusinessFirst!, a CRM program designed to support business retention and expansion. This initiative is backed by regional economic development organizations, and he has been in discussions with Gwen Eberly, Montgomery County's Economic Development Planning Manager, about introducing it to Yellow Springs. Having previously used BusinessFirst! during his time in Centerville, Aaron believes it would be a great fit for our community, providing valuable tools to strengthen local businesses and drive economic growth.

Permit Processing & Support

Aaron has been diving into the permit application process, learning the ins and outs of reviews and approvals. With this knowledge, he is now equipped to assist residents and businesses with zoning and permit-related questions, ensuring a smoother experience for all.

Building Department

Recent Permits:

- 2 Zoning Permits: 1 fence, 1 cell tower.
- 2 Building Permits: 1 revision, 1 cell tower.

2024 Financials Filed with the State

The 2024 financials have been finalized and successfully filed with the State through the Hinkle System. Julian and Grube manage this process for us annually, ensuring compliance and accuracy.

Time and Attendance System Evaluation

We recently participated in a demonstration of OSL, a new time and attendance system. Currently, each department uses a different method for recording time, and our goal is to streamline this process. OSL offers the added benefit of generating the necessary reports for seamless integration with our current accounting system, helping to reduce human errors that can occur with manual data entry.

SSI Training and System Optimization

Lynda Highlander, Accounting & Payroll Manager, and I have begun a focused training initiative, dedicating two hours twice a week with Kim Baker from SSI. Our goal is to enhance the efficiency of our processes within the accounting system. Additionally, we are taking steps to streamline and optimize the system by reviewing and addressing unused accounts and accrual items.

Census Data Engagement for GASB Reporting

We received notification this week that the Village has been randomly selected for a census data engagement, which will assist the Auditor of State in ensuring the accuracy and reliability of the GASB 68 and GASB 75 Net Pension and OPEB schedules and reporting, specifically related to OP&F (Police) for 2023. The Village last participated in a similar engagement in 2015.

Utilities Department

Utility Update

We have had several calls about the solicitors who have been going door-to-door to offer customers the opportunity to switch their gas provider. They do have a vendor's permit from the Village. If you have any questions, please contact Centerpoint Energy at 1-800-227-1376 for more information about gas service providers.

Water Plant Update

Completed	• All 4 chlorine pumps have been replaced and are working great. • Attended water quality report training put on by OEPA. This training has replaced their draft reviews of the CCR. • Hauled away spent sand from WTP. • Approximately 500,000 gal of water loss from January main breaks. • Completed monthly lab standardization tests for February.
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. • Completed oil change on WRF truck. • 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. • Cleaning effluent contact tank for chlorine season. • Install and set up chlorine feed. • Install and set up thiosulfate feed.

Water Distribution Update

Water Crew Progress Report

The Water Distribution Team has been diligently installing new water meters across our service area. This process encompasses several important tasks, including:

1. Confirming functionality of each curb stop.
2. Scheduling customer appointments.
3. Submitting completed documentation to the Metering Department.

While this is a methodical process requiring precision, the team is meeting the challenge with exceptional performance. In addition to meter installations, the team has undertaken vehicle maintenance responsibilities, including oil and filter changes for all vehicles in the Electric, Metering, and Water Distribution departments. They will also be coordinating annual DOT certification for the entire fleet.

The team addressed a water main leak last Friday, completing repairs promptly. Moving forward, they will continue responding to locate requests and proceeding with scheduled meter replacements.



Recent water main break repair at the John Bryan Center.

Water Distribution Update

Completed	• Keep up with locates. • Keep up with GIS. • Work on meter change out project. • Amp forklift training. • Change oil, plugs and filter on small trash pump. • Change oil, plugs and filter on big trash pump. • Fix speed shore hydraulic pump. • Yearly maintenance on vehicles. • Clean shop and power wash floors. • Clean breakroom. • Water main break 100 Dayton St. • Clean trailer and equipment after water main. • AMP electrical test.
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.

Electric Update

Electric Crew Progress Report

The electric crew has been actively working on the poles along Dayton Street, helping Star Construction with transferring wires to the newly installed poles. The Village still has additional transfer work to complete, with an anticipated completion date by mid-March.

Following the damage to the recloser last week, our crew successfully completed the necessary repairs. Please see below the attached pictures of before and after images. I recently met with electrical engineers regarding the switch station project. Construction is scheduled to begin once they finalize the drawings, which is expected no later than May. Additionally, I attended a meeting at the Cascades to discuss Phases 2, 3, and 4, resulting in improved planning for these upcoming stages.



Recent electric projects.

Electric Update

Completed	• Continued gathering GIS data at Spring Meadows. • Completed work for a service release at Spring Meadows. • Completed the replacement of the reclosers and the repair of wire and connections on the pole at Stafford and Union. • Installed a new, appropriately sized ground wire and wildlife guard on the recloser pole at Stafford and Union. • Continued with the replacement of poly-phase meters. • Prepped and covered up OVHD utilities on existing AT&T poles that are going to be replaced. • Replaced temporary OVHD residential service connections with permanent connections at multiple locations. • Removed the equipment, electric meters, utility pole and OVHD secondary cable at 4521 US 68. • Rerouted and installed OVHD cable at Whitehall Farm and 4521 US 68. • Removed wood poles at Whitehall Farm. • Gathered and updated GIS data for 4521 US 68 and for Whitehall Farm. • Assisted the water department with the repairs of a water main break in front of the Bryan Center. • Came in after hours to temporarily rehang a traffic light head at Xenia Ave and W. S. College St that had been struck. • Replaced an exterior light fixture next to one of the main entrances to 10-12 Lawson Pl. • Restored power after an outage at Spring Meadows. • Completed electrical work inside PD in conjunction with ceiling tile replacement.
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.

ELECTRIC

Upcoming

- Phase 2 of Spring Way in underway.
- 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 project.

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:

- 53 pits.
- 92 inside.
- 42 large meters.

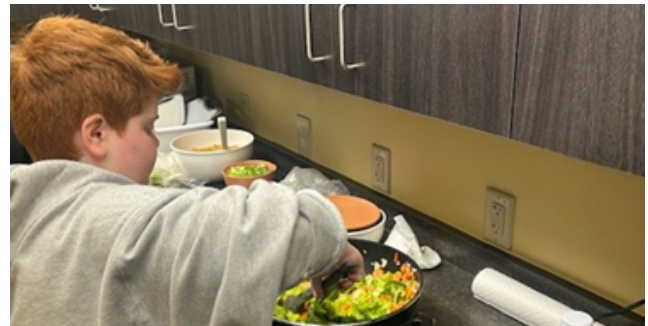
Ongoing	• Regular Disconnects Feb 26th. Total Accounts: 13, Total Overdue: \$9,683.40, Total Balance: \$13,328.09. • New water and electric services at Spring Meadows. • February Utility Bills. • Payment Plan disconnects (1) Feb 20th. • Daily checks of high reads and potential water leaks. • Residential Electric Meter Change-outs – 1540 replaced, 774 to be replaced. • Commercial/Demand Electric Meter Change-outs, ticket with Tantalus for Demand reads not coming in correctly. • Replacing 5/8" and 1" water meters – water dept finding curb stops for pit (outside) and inside change-outs. • EPA Service Line Inventory – Update Spreadsheet, send "Galvanized Requiring Replacement" letters and make inventory available to the public. • GIS new water and electric meters. • Datalog potential water leaks.
Upcoming	• Commercial Water Meter Change-out – acquire inventory. • Tantalus Conference in Indiana, end of April.

Streets & Sewer Update

Completed	• Repaired potholes throughout town. • Performed soft surface restorations impacted from snow removal equipment. • Put down 2 tons of salt for snow dusting. • Installed new cutting edges on snowplows. • Serviced/prepared lawn equipment for upcoming season. • Installed traffic delineators on bump outs for cross walks. • Removed debris piles from prairie at Ellis. • 1 potential backup. • Repaired/poured concrete at rear entrance of JBC for bike rack. • Finished last of picnic table restorations. • Repaired guardrails. • Poured concrete for ADA sidewalk ramps.
Ongoing	• Street sweeping. • Utility locates. • GIS information gathering of Spring Meadows. • Painting / board replacement of remaining ground mount benches at parks. • Empty trash/ litter pickup every Monday, Wednesday, and Friday. • Problematic sanitary sewer checks every Friday.
Upcoming	• Install a new mailbox at Lawson Place. • Install decorative signposts at Dayton/Corry (3 total). • Remove/replace 20' of sidewalk on Southview. • Repair stone walls at Gaunt Park. • Upgrade side strobes on all small trucks.

Youth Center Update

Completed	• Average 24 youth per day. • 13 dinners per night with some being provided by The Beloved Community Project and Who's Hungry. • We had our Mini Valentines party, made chocolate covered strawberries and pretzels. • We made pinch pots and sculptures with the techniques we learned last year. • We had our first Cooking with Carmen class and learned how to develop flavors in a vegetable stir fry for delicious results.
Ongoing	• Bi-weekly tutoring with GCPL 3:30-5:00 PM Tuesdays and Thursdays. • 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	• Created internal training video for Village's new Time Off Request process. • Established timeline for production and general layout of Spring newsletter. • Compiled and prioritized list of potential video projects. • Scheduled second GOGov demonstration for possible Yellow Springs app. • Covered Village Council meeting on Tuesday, 2/18.
Ongoing	• Continuing work on Spring newsletter. • Continuing research of web hosting options. • 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 series of internal and external videos.

Digital Media Update

Media Stats

Since 2/12/2025

Facebook Followers

5,627

+32 Followers



CivicPlus Users

503

+7 Users



YouTube Subscribers

735

+2 Subscribers

