



Outdoor activities increase as warm weather returns to Yellow Springs

Photograph by Ben Guenther

Manager's Report

Johnnie Burns, Village Manager

March 17, 2025

Village of Yellow Springs

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2025 Ohio City & County Management Association Annual Conference

As previously mentioned in my Manager's Report, I attended the 2025 Ohio City & County Management Association Annual Conference in Columbus from February 26 to February 28, 2025. The event featured a diverse range of training sessions, presentations, keynote speakers, breakout discussions, and ample networking opportunities. Below is a summary of the sessions I participated in:

- **Scott McGohan (General Session)**, Author and Co-Founder of One Morning
- **"Reimagining Downtown Spaces: Strategies for Economic Revitalization"** with Eric Wobser (Chief Executive, Greater Sandusky Partnership) and Joshua Smith (CEO, Butler County Finance Authority)
- **"Minimizing Police Liability in a Lawsuit-Prone Society"** with Scott Hughes (Chief of Police, Hamilton County Police Department) and Robert Meader (Professional Speaker & Author)
- **"Regional and Local Economic Development Collaboration: The Duet Responsible for Central Ohio's Growth and Success"** with Michelle Crandall (City Manager, City of Hilliard), Parag Agrawal (Chief Mobility and Infrastructure Officer, MORPC), and Padmini Roy-Dixon (Economic Development Director & Regional Innovation Officer, MORPC)
- **"From Fixer to Influencer: Building Your Team Together"** with Sean Olson (Founder and CEO, Renogize Professional Coaching)
- **"For the Love of Cities"** with Keynote Speaker Peter Kageyama (Author of For the Love of Cities)
- **"Hot Topics in Local Government: Ohio Edition"** with OCMA board members
- **"Local Government Management in 2025: Megatrends and the Skills Needed to Address Them"** with Judith Zimomra (Senior Lecturer, The Ohio State University)
- **"Emerging Cyber Threats Facing Local Governments: What Executives Need to Know About AI and Cybersecurity"** with Shawn Waldman (CEO and Founder, SecureCyber)
- **"Behind the Headlines: How Springfield Was Thrust into the National Spotlight Amid Political Theatre: And, the Real Community Impacts and Response to a Fictitious Tale!"** with Bryan Heck (City Manager, City of Springfield) and Karen Graves (Communications Director, City of Springfield)

The session **"From Fixer to Influencer: Building Your Team Together"** was one of the most interesting and eye-opening for me. Following up on this, I have scheduled a meeting with Sean Olson, Founder and CEO of Renogize Professional Coaching, on Monday, March 17, to dive deeper into the insights shared during the conference and gain additional guidance.

New Safety Materials

As part of our ongoing commitment to prioritize safety, we've developed new materials to remind staff of the importance of wearing essential personal protective equipment (PPE). These materials include safety posters, which will be displayed in key locations throughout the Village office spaces where crews work, as well as car window stickers to remind crew members to ensure they are wearing the necessary PPE while operating equipment.



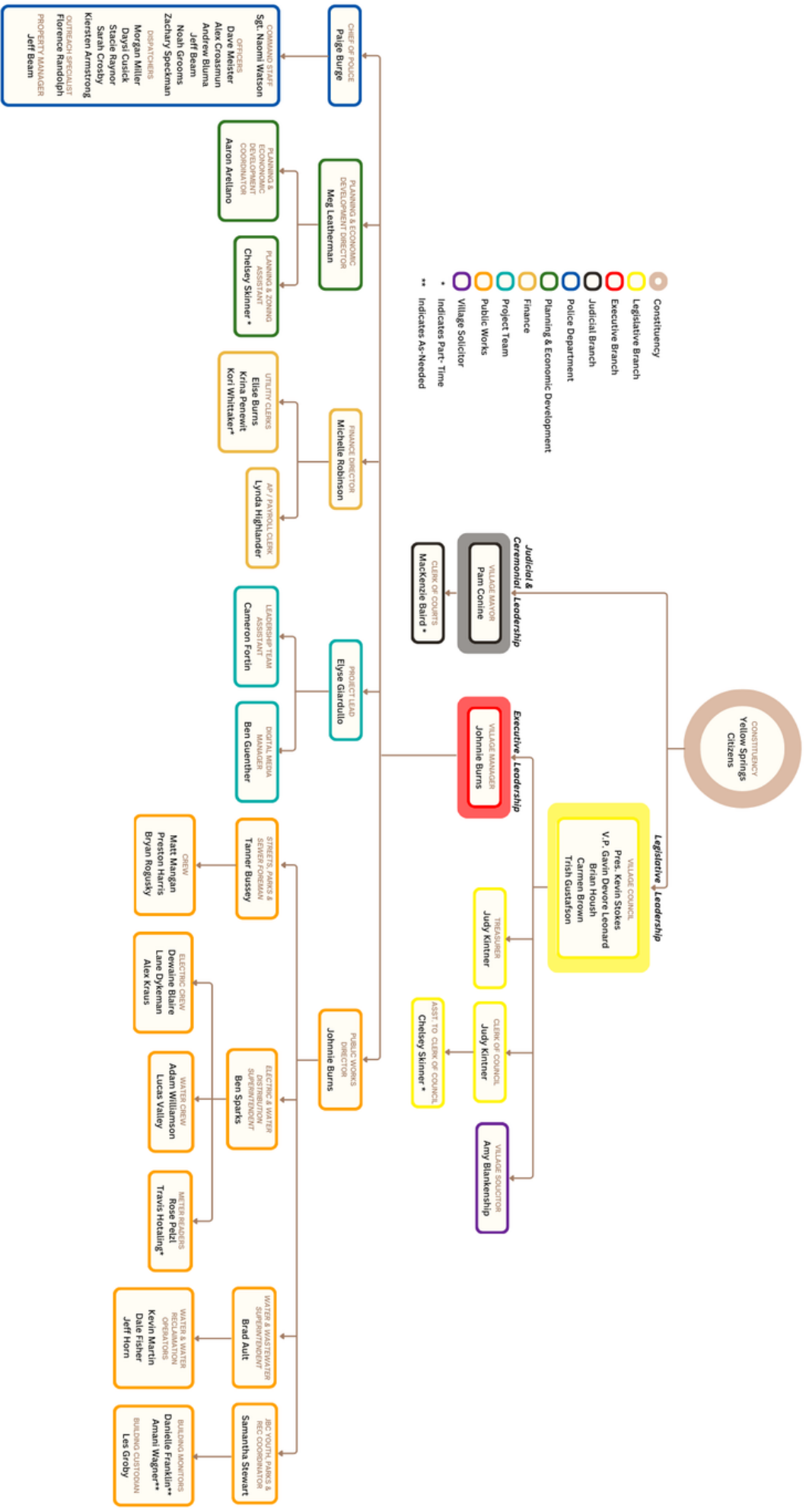
New safety materials

Organizational Chart

We have recently updated our organizational chart to better reflect the current structure of our team. The new chart provides a clearer view of roles, responsibilities, and reporting lines, making it easier for everyone to understand how the organization is set up and how we work together. (See the following page)



2025 VILLAGE OF YELLOW SPRINGS ORGANIZATIONAL CHART



Lawson Place Apartments - Lottery for Units 5 & 6

The Village owns and operates Lawson Place Apartments. Units 5 & 6, two recently renovated upstairs units, will be made available through a lottery. Vacancy details will be posted on our website and Facebook page during the week of March 17. Interested individuals can submit their contact information by the specified deadline. A random number generator will select an applicant, who will then begin the pre-application process. If the selected applicant does not qualify or is unable to move in, another name will be drawn.

Greater Dayton Mayors & Managers - March Meeting

On March 12, I attended the Greater Dayton Mayors & Managers meeting at the Engineers Club of Dayton. The topic of discussion was "Safeguarding Our Future: How the Miami Conservancy District Protects Communities, Enhances Recreation, and Preserves Water & Land."

A key highlight of the evening was learning about the significant role Arthur Morgan played after the Great 1913 flood. In fact, the Miami Conservancy District was created as a direct result of the flood. Below is a brief excerpt shared that evening, highlighting Morgan's contributions to the solution as a young engineer.



1974 by Montgomery County Historical Society

History of the Flood Protection System

Careful attention to planning, financing, legislation and implementation resulted in the most comprehensive [flood protection system](#) in the nation. More than 2,000 men worked to build the dams and levees simultaneously. The integrated flood protection system includes five storage basins created by five earthen dams: [Germantown](#), [Englewood](#), [Lockington](#), [Taylorsville](#) and [Huffman](#). Downstream, [levees](#) were constructed in the cities of [Piqua](#), [Troy](#), [Tipp City](#), [Dayton](#), [West Carrollton](#), [Miamisburg](#), [Franklin](#), [Middletown](#) and [Hamilton](#). Channel improvements were also made in the cities. Much of the

land between the cities remained undeveloped floodplain.

At that time, the Miami Conservancy District system was the largest public works project in the world. It cost more than \$30 million to complete - that would be about \$649 million in 2023 dollars.

Several decades after the original construction, communities asked Miami Conservancy District to build additional levees. New levees were built at [Miami Villa](#) in Huber Heights, along the Stillwater River near Wegerzyn Center in Dayton, [Miami Shores](#) in Moraine, Coleman Plat south of Miamisburg, Middletown addition upstream of Route 122 in Middletown, and Exello downstream of Middletown. The residents of these areas and local government agencies paid for these construction projects.

More recently, Miami Conservancy District acted as the local sponsor for the Holes Creek local flood protection project constructed by the U.S. Army Corps of Engineers in West Carrollton. The project included channel improvement and a levee and was completed in 2014.

The **Miami Conservancy District** was born as a direct result of [the Great 1913 Flood](#).

Flooding was somewhat common in the Dayton region even before the Great Flood. As early as 1805, Dayton was inundated by the Great Miami River. The river overflowed its banks somewhat regularly, with flooding documented in 1814, 1828, 1832, 1847, 1866, 1883, 1897, and 1898. But the Great 1913 Flood was like no other, killing 360 people and causing more than \$100 million in damages. It is recorded that the amount of water that passed through the river channel in Dayton equaled the amount of water that flows over Niagara Falls in a 30-day period.



People who survived the devastation were determined to contain the Great Miami River once and for all. Soon after the flood, residents raised enough money to hire a young engineer in May of 1913 named [Arthur Morgan](#) to develop a solution. The Ohio General Assembly passed the Conservancy Act of Ohio in February 1914. MCD was officially created in June 1915. The Miami Conservancy District staff built the flood protection system of [five dry dams](#), 43 original miles of [levees](#), and channel improvements between 1918 and 1922. An additional 12 miles of levee were built later.

Flood protection has always been and remains our core mission. And, over the years, [MCD has branched out](#) to tackle emerging water issues to meet the region's needs.

Alta Fiber Broadband Update

We recently received an update from Alta Fiber regarding the broadband initiative. They have just begun drafting the engineering plans, and based on current priorities and the remaining engineering work, they are anticipating construction to begin in early 2026. I will share any further updates as they become available.

Village Broadband

I want to remind everyone that the Acceptable Use Policy (AUP), which includes a list of Prohibited Activities, is an integral part of your Service Agreement with Springs Net. If you engage in any of the prohibited activities outlined in this AUP, Springs Net may suspend or terminate your account. We have recently experienced some violations, particularly involving the downloading of unauthorized content. We urge all users to be mindful of the policy to avoid any disruptions in service.

John Bryan Center Elevator Upgrade

We recently completed an upgrade to the elevator at the John Bryan Center. The upgrade includes enhanced protection with Optiguard Shields 2D, offering increased safety for passengers and reducing the risk of potential injuries. The protection system uses infrared emitters and detectors to create an invisible net across the elevator entrance, continuously scanning for interrupted beams. If any beam in the curtain is interrupted, the system will instantly reopen the elevator door. The system also ensures safe passage through the elevator entrance by holding the doors open while

John Bryan Center Heating System

During the coldest part of winter, we experienced a leak in the boiler room. MSD temporarily patched it with a band clamp until we could take the boilers offline. Since then, we've had two additional failures at separate locations. Upon further investigation of the system, we discovered that the pipe installed in 1992, 33 years ago, has reached the end of its life expectancy and needs to be replaced. MSD has the building plans from 1991 and is preparing a quote to replace both 4-inch copper lines in the John Bryan Center. The heating system circulates a water/glycol mixture through a closed-loop system to provide heating. Glycol, an antifreeze mixture, helps prevent freezing and maintains the system's efficiency. Once we receive the quote, I will share it with Council for review and bring it back for a decision.

Out of Office Reminder

I will be out of the office the entire week of March 24 to celebrate my 36th wedding anniversary with my wife, who has been my constant support and best friend. My vacation will officially begin after the workday on Friday, March 21. Please plan accordingly, and if there are any urgent matters that need attention before my absence, feel free to reach out prior to that week.

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

Calls for Service	592
9-1-1 Calls	6
Non-emergency Calls	502
Noise Complaints	0
Traffic Stops	17

Sergeant Watson represented Chief P. Burge at the recent 'Active Transportation' meeting. The meeting highlighted several exciting upcoming events tailored for elementary and middle school students, with potential opportunities for police department involvement, contingent on availability. Additionally, the discussion provided insights into the future direction of their projects and ongoing initiatives.

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

Bus Tokens	8
Case Follow-Ups	3
COS Referrals	7
Food Vouchers	15
Gas Cards	2
Welfare Checks	7

YS or Township Residents Served	39
Visitors or Non-Residents Served	2
Homeless or At-Large Served	18
TOTAL SERVED	59

Miami Valley Regional Planning Commission Water & Environment Subcommittee

1. Presentation about Darke County outreach
2. Presentation on the Tri-Cities Facilities Plan Amendment proposed
3. Presentation on the Climate Pollution Reduction Planning work

Here is a link to the recorded meeting: [https://www.mvrpc.org/environment/areawide-water-quality-management-plan/water-and-environment-subcommittee\](https://www.mvrpc.org/environment/areawide-water-quality-management-plan/water-and-environment-subcommittee)

Planning Commission (PC)

The Planning Commission held a PUD Work Session with Windsor Companies on March 4, 2025, to discuss submittal of a Preliminary Development Plan and Rezone for the Kettering building located on Antioch's campus. They also informed the PC that if they finalize their contract for the Sontag-Fels building, they would need to demolish the building and would like to develop new housing in its place. Environmental concerns were identified that made it financially infeasible to renovate the Sontag-Fels building. A PUD Work Session was previously held on September 25, 2024, for the Old Student Union building. Windsor Companies will move forward with two separate PUD applications: 1-Kettering building and 2-Old Student Union building. PC members have been invited on a tour of completed Windsor developments in Dayton on March 19, 2025, at 11:00am.

At their regularly scheduled monthly meeting on March 11th, 2025, the PC discussed goals for the year and agreed to focus on Accessory Dwelling Unit (ADU) guide, Food Trucks, Transient Guest Lodging (TGL), and a Zoning Code clean-up, while Growth and Inclusionary Zoning was moved the Village Council at their upcoming goal setting meeting on March 31st with the agreement that if there is not enough time for the Council to address these two items they will come back to the PC for consideration. Tax Increment Financing (TIF) Explored with Huber Heights
Aaron and Meg traveled to Huber Heights and met with the City Manager John Russell, and Assistant City Manager Aaron Sorrell to hear about how they utilize Tax Increment Financing (TIF) for land development projects.

Continued

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Yellow Springs Development Corporation (YSDC) Update

YSDC held their monthly Board meeting on March 4th, 2025. During this meeting the annual election of officers was held. Will Foster was elected as the new President, with Brian Housh taking on the role of Vice President, Marilan Moir confirmed as Treasurer, and Kevin McGruder appointed Secretary. A key topic of discussion was the development of goals for 2025, with the group agreeing to continue refining and finalizing these goals at the next YSDC meeting. These goals will be surrounded around the mission of support, incentivize, and attract economic development in Yellow Springs. The creation of the Downtown Business Subcommittee was also announced, with Aaron Arellano, Phillip O'Rourke, Allison Moody, Lisa Abel, and Jeannamarie Cox named as members. The first meeting will be Monday, March 17th. The YSDC Treasurer's Report was reviewed, and no unusual activities were noted. Looking ahead, the next meeting (April 1, 2025) will cover updates on the solar project, local and regional retention meeting planning, and progress reports from the Downtown Business Subcommittee. The YSDC remains focused on advancing community development in Yellow Springs and the surrounding area.

Pre-application meeting with Yellow Springs Senior Center (YSSC)

On March 6, 2025 Meg and Aaron met with the YSSC team and their architect to explore options for development of their new property on E. North Center College.

Board of Zoning Appeals (BZA)

The BZA has been convened to meet on April 2nd, 2025 at 5:30pm for a Variance to fence height request at 802 S High St.

Permits

Recent Permits:

- 8 Zoning Permits: 2 solar, 2 fence, 4 new constructions (2 single family homes, 1 addition, 1 porch).
- 9 Building Permits: 2 solar, 2 electric, 2 single family homes, 1 addition, 1 porch, 1 roof replacement.

Health Insurance Renewal

Johnnie Burns, Cameron Fortin, and I had a meeting with McGohan Brabender to discuss the 2025 health insurance renewal.

SSI Training and System Optimization

Lynda Highlander, Accounting & Payroll Manager, and I have just finished our second week of training with Kim Baker from SSI. Lynda worked closely with Kim on creating new accrual tables that we will be able to link to our employees and their service/hire dates. This will help to eliminate any missed anniversary dates.

Census Data Engagement for the Auditor of State

The auditors spent last Tuesday onsite collecting the data needed for the 2023 OP&F census. They checked in with our compliance standards and collected information from the 2023 payroll.

Utilities Department

Utility Update

Water meters and electric meters are still being updated by the meter readers and NECO. If you are still on the waiting list to have your water meter updated, the Village or NECO will contact you within the next few months to schedule installation.

We have continued to receive 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	• Dan Markle from MKD technologies set up new alarm system and HMI. • Reddy electric out to unlock ProWatch software for plant security system. • Colemans completed maintenance and repair work on WTP mower. • Conducted plant tour with new staff members.
Ongoing	• Working with IWORQ's to add the water plant into our system. This will make it easier and more efficiently to track our annual O&M. • Dan Markle finalizing alarm programing. • Preparing 2024 water quality report (CCR). • 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	9.027	6.185	2.842	31.48%
MAR				
APR				
MAY				
JUN				
JUL				
AUG				
SEP				
OCT				
NOV				
DEC				
TOTAL	19.046	12.249	6.797	35.69%

Wastewater Update

Completed	• Treated 17.101 million gallons in February. • 2.61 inches of rain and 4.5 inches of snow in February. • Attended training at YSI on 3/6/25. • Changed oil in trash pumps for winter. • Colemans completed maintenance and repair work on WRF mower. • Conducted plant tour with new staff members. • Completed weekly sampling for Covid-19.
Ongoing	• Looking to replace ORP probes in aeration tanks. This will help us better monitor phosphorous treatment process. • Working with Iworqs to add the wastewater plant to our setup. We are able to track our maintenance digitally to make it easier and more efficient. • 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 chlorine equipment. Nick Murdy scheduled for the end of March to complete service. • Setting up sludge press and hose. Will be running press in April. • Cleaning effluent contact tank for chlorine season. • Install and set up chlorine feed. • Install and set up thiosulfate feed.

Water Distribution Update

Completed	• Keep up with locates. • Keep up with GIS. • Work on meter change out project. • Yearly maintenance on vehicles. • Clean shop and power wash floors. • AMP safety training. • Grade driveways and add gravel at Sutton farm. • Power wash all equipment. • Continue water PSI study. • Fire flow testing on hydrants.
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.



Recent water distribution projects.

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 with the transfer of OVHD utilities on the recently installed AT&T poles along Dayton St. - Removed and packed up the holiday lights from the tree at Xenia & Limestone and placed in storage. - Coordinated with Best Pole Inspections to test the poles in Inspection Area 5. - Restored power following outages on Wednesday night (3/05) due to a crossarm burning in half on a pole at Kahoe Ln and Dawson Alley. - Replaced a failed lift pole and transferred the OVHD secondary cables at 726 Dayton St. - Straightened the streetlight pole at Xenia and Whiteman that had been struck by a vehicle on Sunday, 3/09.
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. - 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). - 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 and metering 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:

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

Ongoing	• Daily checks of high reads and potential water leaks and datalog high usage and contact customer. • Example of leaks found: spigot froze and opened valve a little bit, kept running 9,000 gallons in a month, water softener running 12 gallons an hour, whole house humidifier using 2.4 gallons an hour. • Electric Meter Change-outs – 716 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 changing about 5 meters a day. Updating work orders and billing records and decode values for decimal place. • EPA Service Line Inventory – Update Spreadsheet, send "Galvanized Requiring Replacement" letters and make inventory available to the public. • GIS new water and electric meters.
Upcoming	• Commercial Water Meter Change-out – acquire 2" inventory. • Tantalus Conference in Indiana, end of April.

Streets & Sewer Update

Completed	• Replaced concrete at JBC rear entrance & installed bike rack. • Made first cut in baseball, softball & little league diamonds. • Cleaned out dead vegetation from flower beds at JBC. • Repaired faucet in janitors closet at the Train Station. • Painted bike rack at Corry & Dayton Street. • Trimmed trees on Bike Path. • Poured concrete base for Lawson Place mailbox. • Installed new decorative signposts at Corry/Dayton. • Removed falling shelter on bike path. • Installed new shelter & picnic table on bike path. • Installed new step mount strobes on 3 trucks. • Power washed/ prepped for paint of all outdoor water fountains at parks. • Moved digital speed sign to Dayton St. • Trimmed sycamore tree at Dayton/ N. Walnut. • Removed tree growing into sanitary on Dayton St. • Regraded gravel drive to Dog Park. • Soft surface restoration from water main break at JBC. • Trimmed trees overhanging sidewalk on the southside of the 200 block of Dayton St. • Removed fallen tree from windstorm at Gaunt Park.
Ongoing	• Street sweeping. • Utility locates. • GIS information gathering of Spring Meadows. • Empty trash/ litter pickup every Monday, Wednesday, and Friday. • Problematic sanitary sewer checks every Friday.
Upcoming	• Install decorative signposts at Dayton/Corry (1 left). • Remove/replace 20' of sidewalk on Southview. • Repair stone walls at Gaunt Park.

STREETS & SEWER COLLECTION



Recent streets and parks projects.

Youth Center Update

Completed	• Average 21 youth per day. • 12 dinners per night with some being provided by The Beloved Community Project and Who's Hungry. • Took 15 youth to watch Wakanda Forever for the free movie sponsored by the 365 Project at the Little Art Theatre. • Thank you to Greg Nickels, 365 Project and Florence Randolph for providing snacks to the attending youth. • The Beloved Community Project donated after school snacks and re-stocked our freezers for nighttime meals. • Colored St. Patrick's Day pictures.
Ongoing	• Bi-weekly tutoring with GCPL 3:30-5pm Tuesdays and Thursdays. • Craft Wednesdays take place from 5:30-7:30pm for ages 10 & up. • Thursday movie nights 5:30-8:30pm for ages 10 & up. • Saturday open gym for women and girls 1-3:30.



St. Patrick's Day fun at the Youth Center.

Digital Media Update

Completed	• Covered Village Council meeting on Monday, 3/3. • Edited and posted video of Miami Township Trustee meeting from Monday, 3/3. • Attended monthly AMP safety training on Wednesday, 3/5. • Ordered new cameras and broadcast equipment for Council chambers. • Covered Planning Commission meeting on Tuesday, 3/11. • Attended and photographed Public Works tours on 3/10, 3/12, and 3/14.
Ongoing	• Continuing work on Spring newsletter. • Continuing weekly Public Works Updates

Digital Media Update

Media Stats

Since 3/3/2025

Facebook Followers

5,733

+123 Followers



CivicPlus Users

511

+8 Users



YouTube Subscribers

738

+8 Subscribers

