



Recent Village Council goal session facilitated by Elyse Giardullo, Project Lead.

Photograph by Ben Guenther

Manager's Report

Johnnie Burns, Village Manager

April 21, 2025

Village of Yellow Springs

TABLE OF CONTENTS

MANAGER'S DESK	3-7
POLICE	8-9
PLANNING & ECONOMIC DEVELOPMENT	9-12
FINANCE & UTILITIES	13
WATER PLANT	14-15
WASTEWATER PLANT	16-17
WATER DISTRIBUTION	18
ELECTRIC	19-20
METERING	21
STREETS & SEWER COLLECTION	22-23
YOUTH CENTER & PARKS	24
DIGITAL MEDIA	25-26

2025 Village Council Goals

On Friday, April 11th, Village Council held a work session in Rooms A&B at the John Bryan Center to establish goals for the Village of Yellow Springs. The session was facilitated by Elyse Giardullo, Village Project Lead. All five Council members participated (one via Zoom), along with Council Clerk Judy Kintner, Chief of Police Paige Burge, Planning & Economic Development Director Meg Leatherman, and myself.

In preparation for the session, each Council member independently submitted their proposed goals. Elyse compiled and analyzed the submissions, identifying six common themes. During the work session, she guided Council through a collaborative review of each theme to reach consensus on key priorities.

A formal Resolution outlining the finalized goals will be presented by Elyse for Council adoption at the upcoming meeting on Monday, April 21st.



Council members voting on goals at the recent goals session.

Village Grapevine – Spring 2025 Edition

The Village Grapevine team has completed the Spring 2025 edition, which is now on its way to residents. All households within the 45387 ZIP code can expect the latest issue to arrive in their mailboxes soon.



Recent addition of the Grapevine.

Transitioning from CivicPlus for Non-Emergency Alerts

As of April 17, 2025, the Village has discontinued the use of CivicPlus for non-emergency resident alerts. After careful review, we've made the decision to transition to a more robust, feature-rich communication platform that will better meet the evolving needs of our community.

In the interim, non-emergency updates will be shared through the Village website and our official Facebook page. Emergency notifications will continue to be delivered through Hyper-Reach. If you haven't already registered for Hyper-Reach alerts, we encourage you to sign up using the link available on our website and social media channels.

We will share more information about the new alert system, including a launch date, later this spring. We're confident this transition will enhance our ability to keep residents informed in a timely and effective manner.

Introducing Officer Rebecca Duff

Please join me in welcoming the newest member of the Yellow Springs Police Department — Officer Rebecca Duff. We're excited to have her on board and look forward to the experience and dedication she brings to the team. If you see Officer Duff around town or at the station, be sure to offer her a warm Village welcome.



Welcome, Rebecca!

Vernay Quarterly Report – First Quarter 2025

The Village recently received the Q1 2025 Progress Report from TRC Companies regarding the Vernay property. This report has been shared with the Village, the U.S. EPA, and is also available at the Yellow Springs Community Library for public review. As of this update, TRC has not received any communication from the EPA regarding the anticipated Statement of Basis.

Free Woodchips Available for Residents

As a result of recent tree trimming work, the Village will have extra woodchips available for residents to self-load at the following locations:

- Corry Street by the bike path
- Gaunt Park Pool
- Ellis Pond

Weather permitting, woodchips will be available by Friday, April 25. Residents are welcome to bring their own containers and tools to collect what they need.

Celebrating Intern Bridey Jackson – Soon-to-be Wright State Graduate

In just a few weeks, Bridey Jackson will complete her internship with the Village of Yellow Springs. Since joining us in early February, Bridey has worked closely with Village Project Lead Elyse Giardullo, contributing to a variety of important initiatives.

During her time here, she began developing an Emergency Response Guide for staff, assisted with the latest edition of the Village Grapevine, and gained valuable experience in records retention and file management systems – along with several other meaningful projects.

Bridey will graduate from Wright State University on Saturday, May 3rd, earning her bachelor's degree in political science. We've truly enjoyed having her on the team and look forward to seeing all that she accomplishes in the future. Her path ahead is bright, and we're grateful to have been a part of her journey.



Congrats, Bridey!

Shred-It Event Coming Soon

We're in the process of finalizing a date for our upcoming Shred-It event. This on-site shredding service will be available in the Village parking lot, offering residents a convenient way to securely dispose of unwanted documents and paper materials. Once the date is confirmed, we'll share full details on the Village website and Facebook page.



Past Shred-it event at the John Bryan Center.

Remote Meeting Ordinance Recommendation

As noted in the memo included in your packet, I am recommending an amendment to Ordinance 2021-19, which currently allows for hybrid and remote Council meeting participation. Due to the ongoing technical and staffing challenges, low public engagement via Zoom, and recent improvements to our meeting broadcasts, I am proposing we eliminate the hybrid format while retaining the fully remote option for declared emergencies. This would require in-person attendance for Council members during regular meetings moving forward. More details are outlined in the memo for your review.

Police Update: 4/3/25 - 4/17/25

Calls for Service	768
9-1-1 Calls	32
Non-emergency Calls	199
Noise Complaints	4 (Unfounded: 2; Smoke detector: 2)
Traffic Stops	30

April 13 – April 19 is Telecommunicators Week. We take this week to honor and recognize the dedicated professional who serves as the vital link between the public and emergency services. The Yellow Springs telecommunicators include Dispatchers Armstrong, Cusick, Crosby and Raynor all supervised and supported by Dispatch Supervisor Miller. These individuals are the first to respond to emergencies, providing crucial information and assistance to callers and emergency personnel. We express our gratitude to these unsung heroes who work tirelessly behind the scenes to ensure our safety!

The Police Department proudly participated in the Youth Center's recent trip to the Cincinnati Zoo on April 18th, with Youth Outreach Team members Dispatcher Daysi Cusick and Officer Alex Croasmun serving as chaperones. This engaging event provided a valuable opportunity for our team to connect with local youth in a fun and educational environment, helping to build trust and foster positive relationships within the community.

YSPD is happy to announce we will begin working on a Police Department specific Facebook page. Digital media manager Ben Guenther will be partnering with the department on its development and implementation. Having a dedicated Facebook page allows a police department to connect directly with the community, share important updates, promote safety tips, and highlight positive community interactions. It enhances transparency, encourages public engagement, and serves as a valuable tool for spreading timely information during emergencies or special events. We will update the community as information is available.

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

Bus Tokens	8
Case Follow-Ups	15
COS Referrals	13
Food Vouchers	5
Gas Cards	1
Homeless / Housing	3
Mental Health Needs	2
Rent Assistance	2
Utility Assistance	7
Use of Phone	3
Welfare Check	8

YS or Township Residents Served	56
Visitors or Non-Residents Served	3
Homeless or At-Large Served	2
TOTAL SERVED	61

Nook Overland Expansion at Mill Works

On April 9th, an on-site meeting was held at Nook Overland's facility, located in Millworks at 305 N Walnut Street. Owners Mike and Dani Mortell, passionate advocates of the camper lifestyle, have built a thriving business right here in Yellow Springs — drawing customers from across the country. They opened in Yellow Springs, at the Mill Works location in early 2024 and have already seen such strong demand that expansion is on the horizon. To support this continued growth, Nook Overland is planning to expand their site within Millworks. Their target market of outdoor enthusiasts aligns perfectly with the spirit of our community, making Yellow Springs an ideal home for their business. Located adjacent to the Miami Valley Scenic Trail — with direct access to miles of hiking and biking paths, Glen Helen Nature Preserve, and the refreshing quarry at John Bryan State Park — Nook Overland is a natural fit in a town that celebrates outdoor adventure.

Business Directory Update: Police Contacts Added

This week, Aaron Arellano updated the Yellow Springs business list spreadsheet by adding police contact information for each business. This spreadsheet serves as a comprehensive directory of all businesses within the Village limits and is a key step in preparing for our participation in the BusinessFirst! program. The added information will make it easier to import the list into our Customer Relationship Management (CRM) system, allowing us to efficiently create company profiles and improve coordination between the Village and local businesses.

Miami Valley Regional Planning Commission Technical Advisory Committee

Meg Leatherman attended the Regional Technical Advisory Committee on April 17th.

2025 Miami Valley Climate Planning Seminar- Best Practices in Planning & Zoning for Solar PV

Meg Leatherman and Aaron Arellano will attend this training on April 23rd. In this training, experts from the SolSmart team will discuss strategies for incorporating solar into plans, ordinances, and development regulations at the local level. This webinar provides a foundation that can help facilitate the growth of solar energy while balancing other development priorities in your community.

The Ohio Department of Development: Home Technical Assistance Program Webinar

Aaron and Meg attended the Housing Technical Assistance Program webinar, which awards grants to political subdivisions, as defined by Ohio Revised Code Section 9.482, that are seeking to modernize regulations and processes tied to zoning efforts. The webinar included an overview of the Housing Technical Assistance Program for this one-time funding in Fiscal Year 2025. Topics included eligibility, the application process, guidelines overview, and a question-and-answer section for applicants.

Dayton Realtors Government Affairs Director

On April 8th, Meg Leatherman met with Dan Douglas, Director of Government Affairs. During the meeting, Mr. Douglas shared several local economic reports containing recent housing sales and demographic data sourced from the RPR system. This system aggregates information from MLSs, county-level tax and assessment offices, the U.S. Census Bureau, ESRI consumer data, Niche, and Precisely. He also provided the Ohio Realtors Guidebook, a resource developed collaboratively by Ohio Realtors and the Greater Ohio Policy Center. The guidebook advocates for policy changes to support housing production and affordability, including zoning reforms, access to free building plans, and the use of pre-approved construction plans.

Yellow Springs Development Corporation (YSDC) Update

The Yellow Springs Development Corporation (YSDC) has appointed Will Foster as its new President. Mr. Foster brings a leadership approach grounded in core values, including transparent communication, collaborative decision-making, and the development of sustainable systems to support the long-term growth of the Yellow Springs business community.

To enhance organizational efficiency and engagement, the Board is adopting a more structured meeting format. Each meeting will include dedicated segments focused on financial reporting, strategic planning, local business development, emerging opportunities, and community input. The next YSDC meeting is scheduled for May 6, 2025.

Additionally, the Downtown Subcommittee has been temporarily paused to allow for a comprehensive evaluation of its strategic alignment with YSDC's goals and those of its partner organizations.

Planning Commission (PC)

Windsor Companies is interested in re-developing properties on Antioch's campus and will move forward with two separate PUD applications: 1-Kettering building and 2-Old Student Union building. These applications are scheduled for their May 13th meeting.

Permits

Since last reported:

- **5 Zoning permits:** 2 new construction (single family homes), 1 fence, 1 solar, 1 replat
- **5 Building permits:** 2 single family homes, 1 HVAC, 1 solar, 1 electric

FINANCE & UTILITIES

Health Insurance Renewal

McGohan Brabender was onsite Tuesday April 15th to provide information on our health, dental and vision insurance renewal to all benefit eligible employees. They also provided information about other voluntary supplemental policies for accident and life insurance.

Ohio Deferred Compensation Program

Cameron Fortin has set a date for our representative to come out for an informational meeting with all staff.

New Time Keeping System

Lynda Highlander has started the process of working with EPNB Solutions providing our employee data to start the implementation process for the new timekeeping software for a May 1st project kickoff.

Utilities Department

Utility Update

- Spring Clean-Up will again be the first week of May: May 5-9th on your regular trash date. As always, anything upholstered and mattresses will need to be wrapped in plastic. More details will be posted on our website as the date approaches.
- Yard Waste pick up begins April 25th and is the last Friday of the month, running April through November.
- Customers MUST use Rumpke bags available for purchase at the Utility Office window or YS Hardware. The price of the bags includes the cost of the pick-up. These bags are biodegradable so please keep them under an awning or in a garage or shed if you begin cleaning early!

Water Plant Update

Completed	• Jeff H. and Kevin M. drained detention tanks and unclogged chlorine injectors. • OEPA out to sample well 2 for annual ambient monitoring. • Conducted monthly lab standardizations.
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. • Repairing mechanical seal on caustic chemical pump #2. • 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. • Preparing 2024 Metrics data for OEPA due June 30.



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	9.768	5.948	3.82	39.11
APR				
MAY				
JUN				
JUL				
AUG				
SEP				
OCT				
NOV				
DEC				
TOTAL	28.814	18.197	10.617	36.85%

Wastewater Update

Completed	• Treated 20.311 million gallons in March. • 3.98 inches of rain in March. • Plant had very high flow from 4/2/25-4/10/25. We had a total of 4.97" of rain during that period. We had 2 clarifiers and all tanks online and handled as much flow as we could. There was a peak of over 6.0 MGD flow through the plant and unfortunately the flow was too much for an extended amount of time causing the 2.0 MG overflow basin to fill up and bypass for 3 days. • Bryan Lift Station handled all the flow from rain event with a peak of 3,511 gpm. • Chlorine and thiosulfate are connected and ready for operation. • Pumped down West Clarifier and cleaned sludge out. • Adam W. and Lucas V. helped us repair cracked water line into plant. • Completed weekly sampling for Covid-19.
Ongoing	• Working on grit pump clog from major rain event. Trying to get pump to work properly. • 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. • Working with Dave Mathews for blower replacement plan and quote. • 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.
Upcoming	• Setting up sludge press and hose. Will be running press in April.

WASTEWATER PLANT



High volume of water from recent rain at the WWTP.

Water Distribution Update

Completed	• Keep up with locates. • Keep up with GIS. • Mow solar field and path. • Mow Sutton Farm. • Water pressure check 145 Brookside. • Water pressure check 674 Omar Circle. • Continue with meter changeout project • Work with Majors on restoration from water main project • Sweep and power wash shop floors w.o. • Clean up dumpster pads and regrade. • Assist electric crew on installing new service on W Davis St.
Ongoing	• Keeping up with locates. • Finding the rest of the curb stops for meter changeout. • Installing the rest of the water meters.
Upcoming	• Valve exercising (Springtime). • Changing out fire hydrants. • GIS more of our water system.

Electric Update

Completed	- Continued with the transfer of OVHD utilities on the recently installed AT&T poles along Dayton St. - Brush clearing in preparation for URD lift pole replacement. - URD lift pole replacement along with secondary pedestal installation and overhead secondary replacement between Davis and Whiteman. - Davis and Whiteman transformer outage and Plex replacement. - Yellow Springs High School primary cable pole. - Switch station checklist and preventative maintenance. - Earth Day banner and wildlife banner with messenger cable replacement and down guy cable repair. - High school banners. - Switch station cleanup for new fence installation. - Concrete barricade relocation from Bryan center to farm. - Squirrel outage on Cemetery St. - Water treatment plant outage and recloser troubleshooting. - Security fence will be expanding fence at switch station to accommodate new regulators.
Ongoing	- Center circuit build out of switch station. - Choice One engineering is working on Right of way. - Received and reviewing new drawings from Encompass. - Poly phase and Demand meters are being changed out. - Should be done by end of July.
Upcoming	- 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 - Keep working on PRP (pole replacement packets). - Installing reclosers at switch station and on main line. - Installing voltage regulators and new controls in switch station.

ELECTRIC



Recent electric department projects.



Metering Update

Meter Replacements

If you haven't yet had your inside water meter changed out, you can expect the Water Dept to knock on your door and leave a notice to schedule a time to come change your meter at no cost to you. The Water Department will be turning off the outside "curb stop" valve and will quickly change out your inside meter.

Ongoing	• Daily checks of high reads and potential water leaks and datalog high usage and contact customer. • Potential High Water Use Causes: Toilets, Spigots, Water Softeners, Whole House Humidifiers, back-up sump pumps. • Residential Electric Meter Change-outs, 511 left to change-out • Commercial/Demand Electric Meter Change-outs, ticket with Tantalus for Demand reads not coming in correctly, meeting next week about it. • 7 Payment Plan reminder letters. • Replacing 5/8" and 1" water meters – Water Dept changing about 2 meters a day. Meter dept 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. • Inspect and install new water services in Spring Meadows neighborhood. • Commercial Water Meter Change-out – acquired inventory of five 2" meters.
Upcoming	• Meet with Tree Committee volunteers to GIS memorial trees. • Tantalus Conference in Indiana end of April.

Streets & Sewer Update

Completed	• Installed 500 sq./ft. of rubber roofing on Pottery Shop. • Cleaned/ removed debris from all catch basins in town. • Mowed all municipal properties twice. • Prepared baseball & softball diamonds. • Repaired hydraulic line on Mini Excavator. • Installed new alternator & ECU on work truck. • Installed cap on Gaunt Park stone wall. • Edged all sidewalks adjacent to village owned property. • Removed outdoor tent in rear of JBC. • Removed old drinking fountain/installed new at Gaunt Park. • Repaired 18 locations around pool with removal of old concrete & installation of new. • Jetted storm line on Corry St. • Delivered wood chips to AX Park. • Replace American flag at JBC. • Repaired HVAC at JBC. • Repaired HVAC at Library. • Installed dumpster pad at Gaunt Park. • Repainted Hilda M. Rahn Park Signs. • Graded alley on W. Davis.
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. • Asphalt restorations from utility cuts. • Bush hog Glass Farm.

STREETS & SEWER COLLECTION



Recent streets and parks projects.

Youth Center Update

Completed	• Average 19 youths per day. • 10 dinners per night with some being provided by The Beloved Community Project and Who's Hungry. • Justin Nottke donated tickets to us to attend the Olde Wrestling at the Foundry Theatre, we had a blast watching and interacting with the show. • Received a donation of ice cream from Rosie's Natural Foods. • Cincinnati Zoo and Botanical gardens field trip, pictures coming! • 2 craft nights, suncatchers and flowerpot decorating.
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.



Recent John Bryan Youth Center activities.

Digital Media Update

Completed	• Attended AMP safety training on Wednesday, 4/9. • Covered Village Council Special Meeting on Monday, 4/11. • Attended OH-KY-IN IPAWS Regional Training in Cincinnati on Wednesday, 4/16. • Upgraded A/V equipment in Council chambers. • Published Spring edition of the Village Grapevine newsletter. • Established production timeline for Summer edition of the Village Grapevine. • Discontinued use of CivicPlus notification platform. • Received performance evaluation from Johnnie Burns and Elyse Giardullo.
Ongoing	• Formulating story ideas for next edition of Village newsletter. • Continuing weekly Public Works Updates.
Upcoming	• Producing various internal and external videos.

Digital Media Update

Media Stats

Since 4/8/2025

Facebook Followers

5,861

+81 Followers



New Non-
Emergency
Alert System
**COMING
SOON!**

YouTube Subscribers

736

+0 Subscribers

